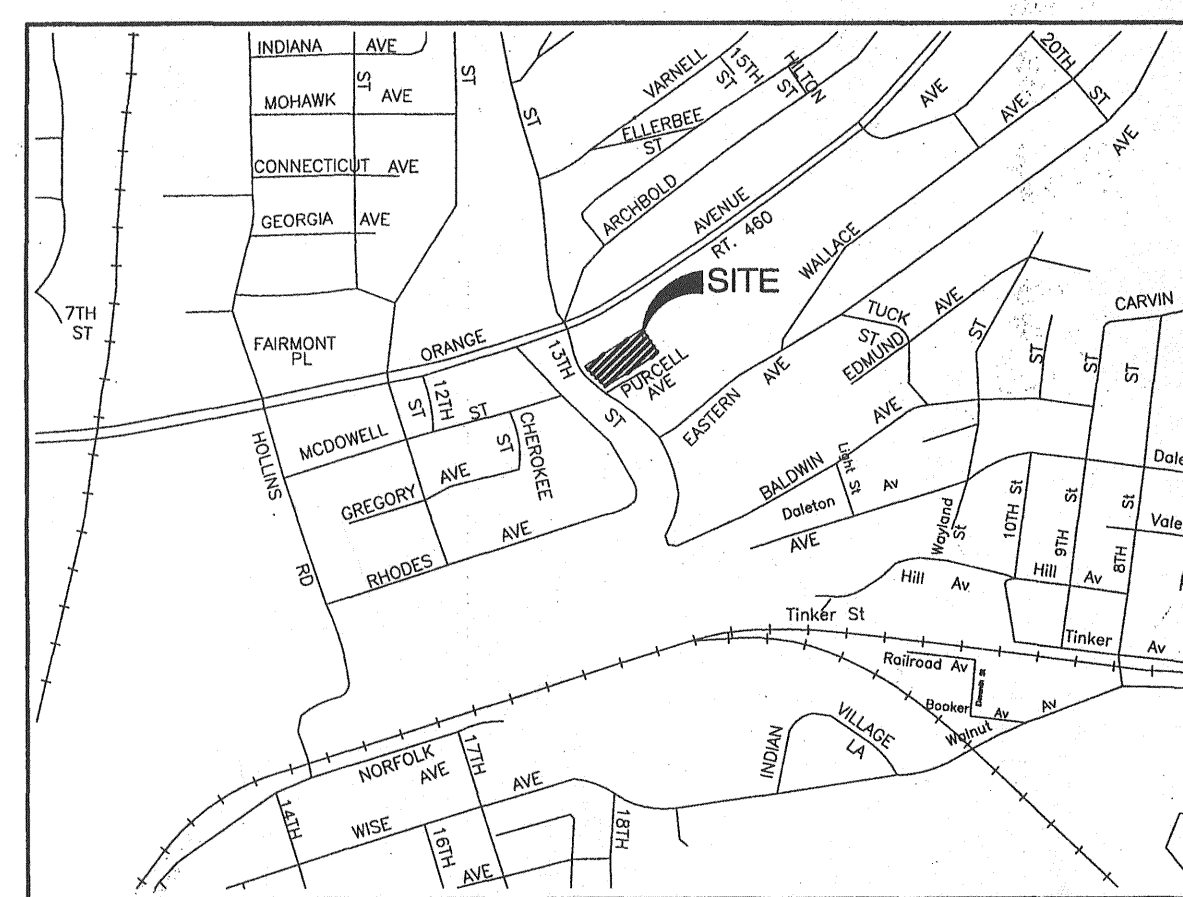


VICINITY MAP



# THOMAS MOTORCYCLE SHOP

## 13TH STREET & PURCELL AVE., NE CITY OF ROANOKE, VIRGINIA

as Built  
Wall 4-5-12

### SITE INFORMATION

SITE ADDRESS: 1316 PURCELL AVENUE, NE ROANOKE, VIRGINIA CP NUMBER: CP090062

OWNER: DOROTHY L. THOMAS 3028 LOCKRIDGE ROAD ROANOKE, VA 24014 AGENT: BALZER AND ASSOCIATES, INC. 1208 CORPORATE CIRCLE ROANOKE, VIRGINIA 24018 Phone: (540) 772-9580 FAX: (540) 772-8050 Contact: A.J. SCHAEFFER, P.E.

DEVELOPER: TOM THOMAS 3028 LOCKRIDGE ROAD ROANOKE, VA 24014 Phone: 540-343-8802

USE: MOTORCYCLE SALES & DELI

ZONING: CG

TAX PARCEL NO.: 3210114 thru 3210119

SITE AREA: 1.172 acres

DISTURBED AREA: 0.91 acres

WATER: PUBLIC

SEWER: PUBLIC

### STANDARD CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS

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

**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 OF ROANOKE (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE MADE 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 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 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 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.

### ENGINEERS NOTES

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 PORTIONS OF THE WORK.

SOURCE OF TOPOGRAPHIC MAPPING IS CITY OF ROANOKE AERIAL MAPPING, DATED APRIL, 1996 AND SUPPLEMENTED BY FIELD SURVEYS PROVIDED BY BALZER AND ASSOCIATES, INC.

### LEGEND

|  |                              |  |                               |  |                            |
|--|------------------------------|--|-------------------------------|--|----------------------------|
|  | CONCRETE                     |  | PAVEMENT REPLACEMENT          |  | PAVERS                     |
|  | ASPHALT PAVING               |  | GRAVEL / RIPRAP               |  | WETLAND AREA               |
|  | PROPERTY LINE                |  | PROP. TELEPHONE LINE          |  | PROP. GAS LINE             |
|  | CENTERLINE OF ROADS          |  | PROP. UNDERGROUND POWER       |  | PROP. WATERLINE            |
|  | EXIST. OVERHEAD CABLES       |  | PROP. SANITARY SEWER LINE     |  | PROP. STORM SEWER LINE     |
|  | EXIST. WATER LINE            |  | PROP. TREE LINE               |  | BENCHMARK                  |
|  | EXIST. SANITARY SEWER        |  | WETLAND BOUNDARY              |  | PROP. TOP & BOTTOM OF CURB |
|  | EXIST. STORM SEWER           |  | EXIST. SPOT ELEVATION         |  | PROP. CONTOURS             |
|  | EXIST. TREE LINE             |  | EXIST. INTERMEDIATE CONTOURS  |  | TYPICAL YARD HYDRANT       |
|  | EXIST. EDGE OF PAVEMENT      |  | EXIST. INDEX CONTOURS         |  | PROP. FIRE HYDRANT         |
|  | WETLAND BOUNDARY             |  | EXIST. POWER POLE             |  | PROP. SIAMESE CONNECTION   |
|  | EXIST. SPOT ELEVATION        |  | EXIST. TELEPHONE              |  | PROP. YARD LIGHT           |
|  | EXIST. INTERMEDIATE CONTOURS |  | EXIST. LIGHT POLE             |  | PROP. GATE VALVE           |
|  | EXIST. INDEX CONTOURS        |  | EXIST. FEATURES TO BE REMOVED |  |                            |

### ABBREVIATIONS

|        |                                |        |                         |       |                                       |
|--------|--------------------------------|--------|-------------------------|-------|---------------------------------------|
| AHFH   | ARROW HEAD TOP OF FIRE HYDRANT | EW     | ENDWALL                 | SAN   | SANITARY                              |
| APPROX | APPROXIMATE                    | EXIST  | EXISTING                | SBL   | SOUTH BOUND LANE                      |
| ASPH   | ASPHALT                        | FDN    | FOUNDATION              | SD    | STORM DRAIN                           |
| BC     | BOTTOM OF CURB                 | FF     | FINISHED FLOOR          | SECT  | SECTION                               |
| BIT    | BITUMINOUS                     | FG     | FINISH GRADE            | SE    | SLOPE EASEMENT                        |
| BLDG   | BUILDING                       | HOA    | HOMEOWNERS ASSOCIATION  | SS    | SANITARY SEWER                        |
| BLK    | BLOCK                          | HPT    | HIGH POINT              | SSE   | SANITARY SEWER EASEMENT               |
| BM     | BENCHMARK                      | INTX   | INTERSECTION            | STA   | STATION                               |
| BW     | BOTTOM OF WALL                 | INV    | INVERT                  | STD   | STANDARD                              |
| CB     | CINDER BLOCK                   | IP     | IRON PIN                | STO   | STORAGE                               |
| C&G    | CURB & GUTTER                  | LT     | LEFT                    | SYS   | SIDE YARD SETBACK                     |
| CMP    | CORRUGATED METAL PIPE          | MH     | MANHOLE                 | TBM   | TEMPORARY BENCHMARK                   |
| CONC   | CONCRETE                       | MIN    | MINIMUM                 | TC    | TOP OF CURB                           |
| COR    | CORNER                         | MBL    | MINIMUM BUILDING LINE   | TEL   | TELEPHONE                             |
| DBL    | DOUBLE                         | MON    | MONUMENT                | TRANS | TRANSFORMER                           |
| DEFL   | DEFLECTION                     | NBL    | NORTH BOUND LANE        | TW    | TOP OF WALL                           |
| DI     | DROP INLET                     | PROP   | PROPOSED                | TYP   | TYPICAL                               |
| DIA    | DIAMETER                       | PUE    | PUBLIC UTILITY EASEMENT | VDOT  | VIRGINIA DEPARTMENT OF TRANSPORTATION |
| DE     | DRAINAGE EASEMENT              | PVMT   | PAVEMENT                | VERT  | VERTICAL                              |
| ELEC   | ELECTRIC                       | R      | RADIUS                  | WBL   | WEST BOUND LANE                       |
| ELEV   | ELEVATION                      | RT     | RIGHT                   | WVA   | WESTERN VIRGINIA WATER AUTHORITY      |
| ENTR   | ENTRANCE                       | R.O.W. | RIGHT OF WAY            | YD    | YARD                                  |
| EP     | EDGE OF PAVEMENT               | REQD   | REQUIRED                |       |                                       |
|        |                                | RR     | RAILROAD                |       |                                       |
|        |                                | RYS    | REAR YARD SETBACK       |       |                                       |

### SHEET INDEX

- C-1 COVER
- C-2 EXISTING CONDITIONS & DEMOLITION PLAN
- C-3 LAYOUT & DIMENSIONAL PLAN
- C-4 LANDSCAPE PLAN
- C-5 GRADING & DRAINAGE PLAN
- C-6 E&SC PLAN
- C-7 E&SC NOTES
- C-8 SITE DETAILS
- C-9 NOTES

### WESTERN VIRGINIA WATER AUTHORITY NOTES AVAILABILITY No. 09-225

**GENERAL NOTES:**  
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 COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.

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

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 WVA 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 NOTES:**  
WATER MAINS SHALL BE MINIMUM CLASS 350 DUCTILE IRON IN ACCORDANCE WITH 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.

**SEWER NOTES:**  
HOUSE CONNECTIONS ARE TO BE MADE WITH 4" PIPE INSTALLED AT A MINIMUM GRADE OF 1/4 INCH TO 1 FOOT IN R/W.

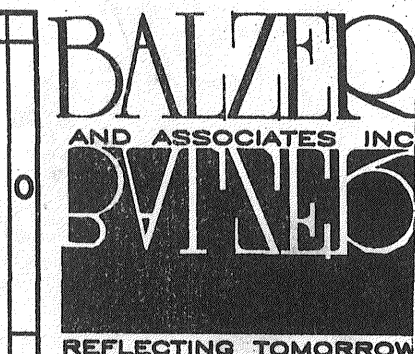
LATERALS FROM MANHOLES SHALL BE PVC OR DUCTILE IRON OF SUFFICIENT LENGTH TO PROVIDE TWO (2) FEET OF BEARING ON NATURAL GROUND.

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.

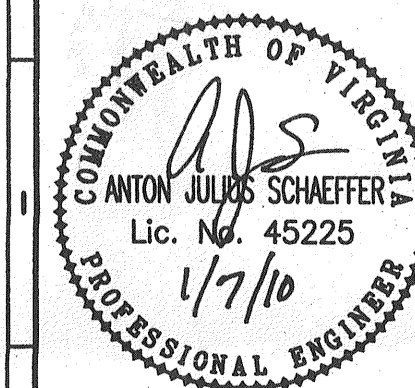


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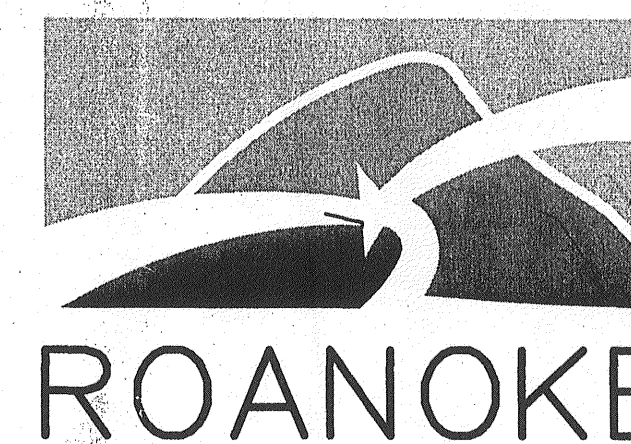
New River Valley  
Richmond  
Roanoke  
Shenandoah Valley

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SITE DEVELOPMENT ENGINEERING  
LAND USE PLANNING & ZONING  
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WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.  
1208 Corporate Circle  
Roanoke, VA 24018  
540-772-9580  
FAX 540-772-8050



THOMAS MOTORCYCLE SHOP  
COVER SHEET  
CITY OF ROANOKE, VIRGINIA



RECEIVED

JAN 08 2010

City of Roanoke  
Planning Building and Development

DRAWN BY A.J.S.  
DESIGNED BY A.J.S.  
CHECKED BY A.J.S.  
DATE 10/16/2009  
SCALE NO SCALE

REVISIONS:  
11/20/2010  
12/14/2009  
01/07/2009

APPROVED  
MAR 3 1 2010

SHEET NO.

C-1  
JOB NO. R0900113.00

CITY OF ROANOKE APPROVAL BLOCK