

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
- CITY OF ROANOKE
- 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

OBTAIN EACH REQUIRED PERMIT PRIOR TO COMMENCING THAT PART OF THE WORK. PAY REQUIRED FEES.

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.

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 UTILITY 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.

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

ANY SIGNAGE PROPOSED FOR THIS DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE REGULATIONS OF THE CITY OF ROANOKE ZONING ORDINANCE, SPECIFICALLY SEC. 36.2-660. A SEPARATE SIGN PERMIT AND APPROVAL WILL BE REQUIRED.

ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATIVE PIPE SIZES OR MANHOLES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. COUNTY ENGINEER WILL REVIEW PLANS WITHIN THREE DAYS OF SUBMITTAL. PLAN SHEETS CAN BE 8.5 X 11 IF THE INFORMATION IS LEGIBLE.

NO CONSTRUCTION/FIELD CHANGES WITHOUT APPROVAL OF THE CONSULTING ENGINEER AND THE CITY OF ROANOKE.

STANDARD CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS

NOTICE TO 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.

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 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.

STARBUCKS

3601 BLUE HILLS VILLAGE DRIVE NE

CITY OF ROANOKE, VIRGINIA

SHEET INDEX

- C1 COVER
- C2 EXISTING CONDITIONS & DEMO PLAN
- C3 LAYOUT & UTILITY PLAN
- C4 GRADING PLAN
- C5 PROFILES
- C6 ESC PLAN PHASE I
- C6.1 ESC PLAN PHASE II
- C7 ESC NOTES
- C8 ESC DETAILS
- C9 LANDSCAPE PLAN
- C10 NOTES
- C11 SITE DETAILS 1
- C12 SITE DETAILS 2
- C13 WATER & SEWER DETAILS
- C14 SITE LIGHTING PLAN
- C15 LIGHTING DETAILS

LEGEND

-----348-----	EX. INTRMDT. CONTOUR	-----	PROP. INTRMDT. CONTOUR
---345---	EX. INDEX CONTOUR	-----1320-----	PROP. INDEX CONTOUR
+ 35.55	EX. SPOT ELEVATION	35.55	PROP. SPOT ELEVATION
8" WL	EX. WATER LINE	35.05	PROP. SPOT ELEVATION
8" SAN	EX. SANITARY SEWER	8" WL	PROP. WATER LINE
18" RCP	EX. STORM PIPE	8" SAN	PROP. SANITARY SEWER
---	EX. EDGE OF PAVEMENT	---	PROP. STORM PIPE
---	EX. BUILDING	---	PROP. EDGE OF PAVEMENT
CONCRETE	EX. CONCRETE	---	PROP. BUILDING
PAVEMENT	EX. PAVEMENT	---	PROP. ASPHALT PAVEMENT (STANDARD/HEAVY DUTY)
GRAVEL	EX. GRAVEL	---	PROP. GRAVEL
PAVEMENT REPLACEMENT		---	PROP. PAVERS
EX. POWER POLE		---	PROP. POWER POLE
EX. SANITARY SEWER MANHOLE		---	PROP. SANITARY SEWER MANHOLE
EX. STORM SEWER MANHOLE		---	SIGN
CLEANOUT		---	WATER METER
EX. LIGHT POLE		---	PROP. GATE VALVE
WATER LINE REDUCER		---	BLOW-OFF VALVE
EX. TELEPHONE		---	BENCHMARK
EX. GAS LINE		---	PROP. GAS LINE
OHU	EX. OVERHEAD CABLE	---	PROP. OVERHEAD CABLE
X	EX. FENCE	---	PROP. UNDERGRND POWER LINE
---	EX. TREE LINE	---	PROP. FENCE
---	ADJOINING PROPERTY LINE	---	PROP. TREE LINE
---	EXISTING ROAD MONUMENTS	---	SITE PROPERTY LINE
---	WETLAND AREA	---	INLET PROTECTION

ABBREVIATIONS

AH/FH	ARROW HEAD TOP OF FIRE HYDRANT	EW	ENDWALL EXISTING	RR	RAILROAD
ASPHX	APPROXIMATE ASPHALT	EXIST	EXISTING FOUNDATION	RYS	REAR YARD SETBACK
BC	BOTTOM OF CURB	FDN	FOUNDATION	SAN	SANITARY
BT	BITUMINOUS	FF	FINISHED FLOOR	SBL	SOUTH BOUND LANE
BLDG	BUILDING	FG	FINISH GRADE	SD	STORM DRAIN
BLK	BLOCK	GSE	GRADE BREAK ELEVATION	SECT	SECTION
BM	BENCHMARK	GSR	GRADE BREAK STATION	SE	SLOPE EASEMENT
BVCE	BEGIN VERT. CURVE ELEV.	HOA	HOMEOWNERS ASSOCIATION	SS	SANITARY SEWER
BVCS	BEGIN VERT. CURVE STA.	HPT	HIGH POINT	SSD	STOPPING SIGHT DISTANCE
BW	BOTTOM OF WALL	HSD	HEADLIGHT SIGHT DISTANCE	SSE	SANITARY SEWER EASEMENT
CB	CINDER BLOCK	INTX	INTERSECTION	STA	STATION
C&G	CURB & GUTTER	INV	INVERT	STD	STANDARD
CMP	CORRUGATED METAL PIPE	IP	IRON PIN	STO	STORAGE
CONC	CONCRETE	LT	LEFT	SYS	SIDE YARD SETBACK
COR	CORNER	LVC	LENGTH OF VERTICAL CURVE	TBM	TEMPORARY BENCHMARK
DBL	DOUBLE	MH	MANHOLE	TBR	TO BE REMOVED
DEFL	DEFLECTION	MIN	MINIMUM	TC	TOP OF CURB
DI	DROP INLET	MBL	MINIMUM BUILDING LINE	TEL	TELEPHONE
DIA	DIAMETER	MON	MONUMENT	TRANS	TRANSFORMER
DE	DRAINAGE EASEMENT	NBL	NORTH BOUND LANE	TW	TOP OF WALL
ELEC	ELECTRIC	PROF	PROPOSED	TYP	TYPICAL
ELEV	ELEVATION	PUE	PUBLIC UTILITY EASEMENT	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
ENTR	ENTRANCE	PMT	PAVEMENT	VERT	VERTICAL
EP	EDGE OF PAVEMENT	R	RADIUS	WBL	WEST BOUND LANE
EVCE	EDGE OF PAVEMENT	RT	RIGHT OF WAY	YD	YARD
EVCS	END VERT. CURVE ELEV.	R.O.W.	REQUIRED		
	END VERT. CURVE STA.	REQD	REQUIRED		
		RR	RAILROAD		

SITE INFORMATION

OWNER:	THE NATIONAL BANK OF BLACKSBURG P.O. BOX 90002 BLACKSBURG, VA 24062
DEVELOPER:	FRONTIER DEVELOPMENT 1801 SW 3RD AVE., SUITE 500 MIAMI, FL 33129
EXISTING USE:	VACANT
PROPOSED USE:	EATING ESTABLISHMENT W/ DRIVE-THRU
ZONING:	MXPUD - MIXED USE PLANNED UNIT DEVELOPMENT (ORDINANCE NO. 41263-091718)
TAX PARCEL NO.S:	7160117
TOTAL SITE AREA:	1.567 AC.
DISTURBED AREA:	1.10 AC.
WATER/SEWER:	PUBLIC BY WESTERN VIRGINIA WATER AUTHORITY
BUILDING AREA:	2,500 S.F. TOTAL GROSS FLOOR AREA
LOADING SPACES REQUIRED/PROVIDED:	1 REQUIRED/1 PROVIDED

MXPUD DEVELOPMENT STANDARDS

LOT AREA: MINIMUM 15,000 SF
LOT FRONTAGE: MINIMUM 100 LF
MAX. BUILDING HEIGHT ALLOWED/PROPOSED: 45'/24' PROPOSED
MAX FLOOR AREA RATIO ALLOWED/PROPOSED: 5.0/0.07
MAX. IMPERVIOUS SURFACE AREA ALLOWED/PROPOSED: 80%/37%
MINIMUM PARKING REQUIRED: IN ACCORDANCE WITH CITY OF ROANOKE ZONING ORDINANCE
EATING ESTABLISHMENT - 1 SPACE/100 S.F. OF NET FLOOR AREA
2,500 S.F. GROSS F.A. X 0.75 = 1,875 S.F. NET F.A.
19 SPACES REQUIRED
FUTURE RETAIL SALES ESTABLISHMENT, NOT OTHERWISE LISTED
1 SPACE/250 S.F. OF NET FLOOR AREA
2,500 S.F. GROSS F.A. X 0.75 = 1,875 S.F. NET F.A.
8 SPACES REQUIRED
27 TOTAL SPACES REQUIRED / 30 SPACES PROVIDED, INCLUDING 2 HANDICAP

MINIMUM BUILDING FACADE TRANSPARENCY:

FACADE "A": 50% ON EACH FLOOR

FACADE "B": 25% ON EACH FLOOR

FACADE "C": 15% ON EACH FLOOR

FACADE "D": 15% ON EACH FLOOR, OR VEGETATIVE SCREENING CONSISTING OF SMALL DECIDUOUS TREES PLANTED 15' TO 30' ON CENTER AND EVERGREEN SHRUBS PLANTED 2' TO 3' ON CENTER.

PRIMARY BUILDING ENTRANCE: A PRIMARY ENTRANCE SHALL BE LOCATED ON FACADE "A" OF EACH BUILDING. THIS PRIMARY ENTRANCE SHALL BE ACCESSIBLE TO EMPLOYEES AND CUSTOMERS DURING NORMAL BUSINESS HOURS AND SHALL BE EASILY RECOGNIZABLE TO ALL USERS.

DUMPSTER AREA SCREENING: MINIMUM 6' HEIGHT SOLID/OPAQUE SCREEN WALL TO MATCH BUILDING ARCHITECTURE.

MINIMUM TREE CANOPY: 15% OF LOT AREA

LANDSCAPE BUFFERING AND SCREENING: LANDSCAPING, BUFFERING, AND SCREENING REQUIREMENT NOT OTHERWISE ADDRESSED SHALL BE IN ACCORDANCE WITH "CHAPTER 36.2 - ZONING, ARTICLE 6 - DIVISION 4, LANDSCAPING AND SCREENING" OF THE CODE OF THE CITY OF ROANOKE.

SIGNAGE:

SIGN "1" SHALL BE A MONUMENT STYLE SIGN WITH A MAX. HEIGHT OF 25' AND A MAX. SIGN AREA OF 100 SF.

SIGN "2" SHALL BE A MONUMENT STYLE SIGN WITH A MAX. HEIGHT OF 6' AND A MAX. SIGN AREA OF 25 SF.

BUILDING SIGNAGE SHALL BE PROVIDED PER SECTION 36.2-668 OF THE CODE OF THE CITY OF ROANOKE.

ALLOWABLE USES:

EATING ESTABLISHMENT/ EATING AND DRINKING ESTABLISHMENT/ BAKERY, CONFECTIONARY, SIMILAR FOOD PRODUCTION, RETAIL/ DRIVE-THROUGH FACILITY/ FINANCIAL INSTITUTION/ RETAIL SALES - NOT OTHERWISE LISTED

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 FIELD SURVEY PERFORMED BY BALZER AND ASSOCIATES, INC., DATED 2017.

COMPREHENSIVE SITE PLAN #: CP18-0042

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN

APPROVED

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

Date _____

Agent, Planning Commission: Ian D. Shaffer

Development Engineer: [Signature]

Zoning Administrator: [Signature]

CITY OF ROANOKE APPROVAL BLOCK

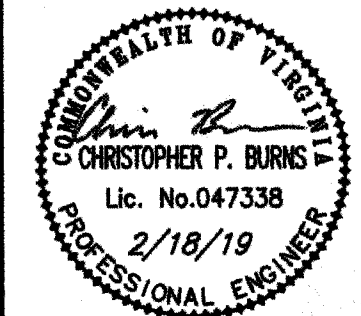


Roanoke
New River Valley
Richmond
Staunton
Harrisonburg

RESIDENTIAL LAND DEVELOPMENT ENGINEERING
SITE DEVELOPMENT ENGINEERING
LAND USE PLANNING & ZONING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ARCHITECTURE
STRUCTURAL ENGINEERING
TRANSPORTATION ENGINEERING
ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.

1208 Corporate Circle
Roanoke, VA 24018
540-772-9580
FAX 540-772-8050



STARBUCKS
3601 BLUE HILLS VILLAGE DRIVE NE
COVER
CITY OF ROANOKE, VIRGINIA

DRAWN BY CPB

DESIGNED BY CPB

CHECKED BY BTC

DATE 12/18/18

SHEET 1' = 20'

REVISIONS:
2/18/2019

SHEET NO.

C1

JOB NO. 04170055.00

Inspector: Bruce Peter
Starbucks 7/9/2020