

SITE INFORMATION

OWNER: EDDIE C. & PATRICIA R. BALDWIN
6567 PENCHECK CIRCLE
ROANOKE, VA 24018

APPLICANT: HRE DEVELOPMENT
18202 MARVIN ROAD
CHARLOTTE, NC 28277

PROPERTY ADDRESS: 3119 BRAMBLETON AVE.

TAX MAP #: 077.10-08-02.00, 077.10-08-02.01

SITE AREA: 1.062 AC.

ZONING: C2S

EXISTING USE: USED AUTOMOBILE DEALERSHIP & AUTOMOBILE REPAIR SERVICES

PROPOSED USE: RETAIL SALES

PROPOSED BUILDING AREA: 8,320 S.F.

SETBACKS: 20' F.Y.S. WHEN ALL PARKING IS BEHIND FRONT BUILDING LINE
NO S.Y.S.
15' R.Y.S.

MAX. BLDG HEIGHT: 45' WHEN ADJOINING R-1 OR R-2 DISTRICT

PROPOSED BLDG HEIGHT: APPROX. 26'

PARKING REQUIRED: 1 SPACE PER 300 S.F. = 28 SPACES REQUIRED (2 HANDICAP)

PARKING PROVIDED: 29 STANDARD SPACES + 2 HDPC SPACES = 31 TOTAL SPACES

MAXIMUM LOT COVERAGE: 90%

LOT COVERAGE PROVIDED: APPROX. 61%

MAXIMUM BUILDING COVERAGE: 50%

BUILDING COVERAGE PROVIDED: APPROX. 18%

STORM STRUCTURE SCHEDULE:

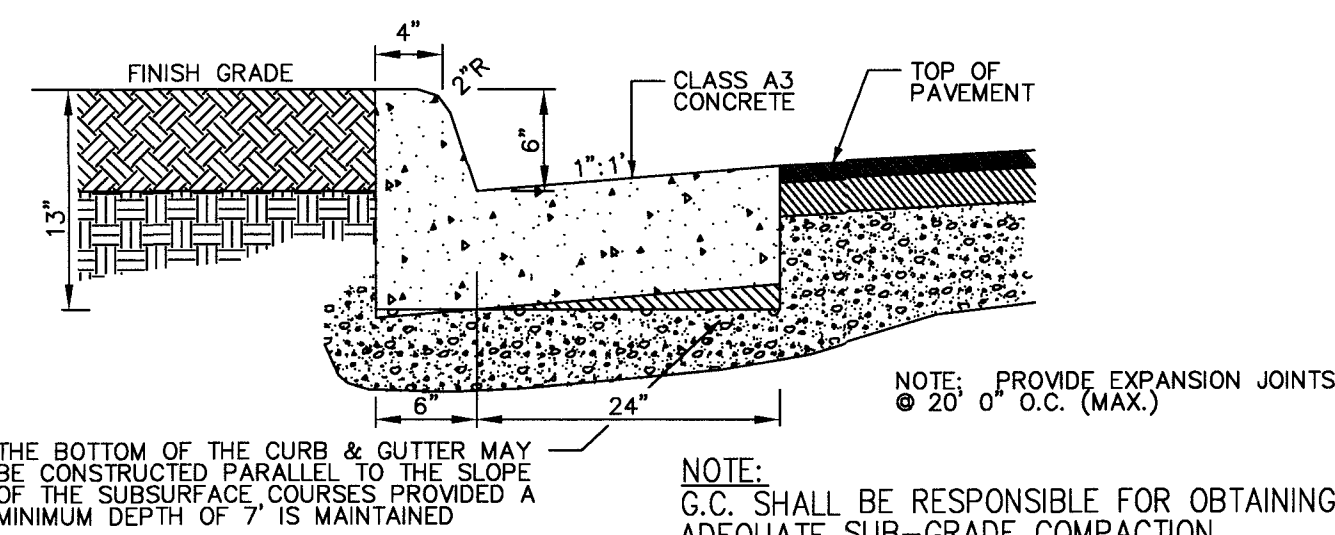
- 1 18" ADS DRAIN BASIN
PEDESTRIAN H-10 TOP
TOP=1090.0
INV. OUT=1088.1
- 2 60 LF 10" N-12 HDPE PIPE @ 1.00%
- 3 18" ADS DRAIN BASIN
PEDESTRIAN H-10 TOP
TOP=1090.0
INV. OUT=1087.5
- 4 128 LF 10" N-12 HDPE PIPE @ 0.98%
- 5 18" ADS DRAIN BASIN
PEDESTRIAN H-10 TOP
TOP=1088.25
INV.=1086.25
- 6 183 LF 10" N-12 HDPE PIPE @ 0.63%
- 7 18" ADS DRAIN BASIN
PEDESTRIAN H-10 TOP
TOP=1088.1
INV.=1085.1
- 8 9 LF 10" N-12 HDPE PIPE @ 1.11%
INV. OUT=1085.0
- 9 4' x 8' FILTERRA
TOP=1088.8
THROAT=1088.3
STRUCTURE INV.=1085.3
PIPE INV. OUT INTO POND=1085.0
- 10 36" DIA. CONC. RISER
TOP=1087.0
PIPE INV.=1083.7
STRUCTURE INV.=1083.2
(BOTTOM 0.5' TO BE FILLED WITH CONCRETE)
- 11 37 LF 15" N-12 HDPE PIPE @ 1.08%
- 12 VDOT STD. MH-2
TOP=1089.5
INV. IN=1083.3
INV. OUT=1083.2

NOTES:
1. VDOT STD IS-1 INLET SHAPING SHALL BE PROVIDED IN ALL INLETS.
2. NON-SHRINK GROUT SHALL BE USED FOR ALL STORM SEWER PIPE CONNECTIONS.

SANITARY SEWER SCHEDULE:

FROM BLDG	INV	TO	INV	PIPE	SLOPE
A	1087.5	A	1087.3	14'-6" SDR-35 PVC @ 1.43%	
B	1087.3	B	1086.55	68'-6" SDR-35 PVC @ 1.10%	
B	1086.55	C	1085.8	68'-6" SDR-35 PVC @ 1.10%	

*NOTE: DEPTH AND EXACT LOCATION OF EXISTING SANITARY SEWER LATERAL ARE UNKNOWN. G.C. SHALL FIELD-VERIFY DEPTH PRIOR TO CONSTRUCTION OF NEW LATERAL.



CG-6 DETAIL

N.T.S.

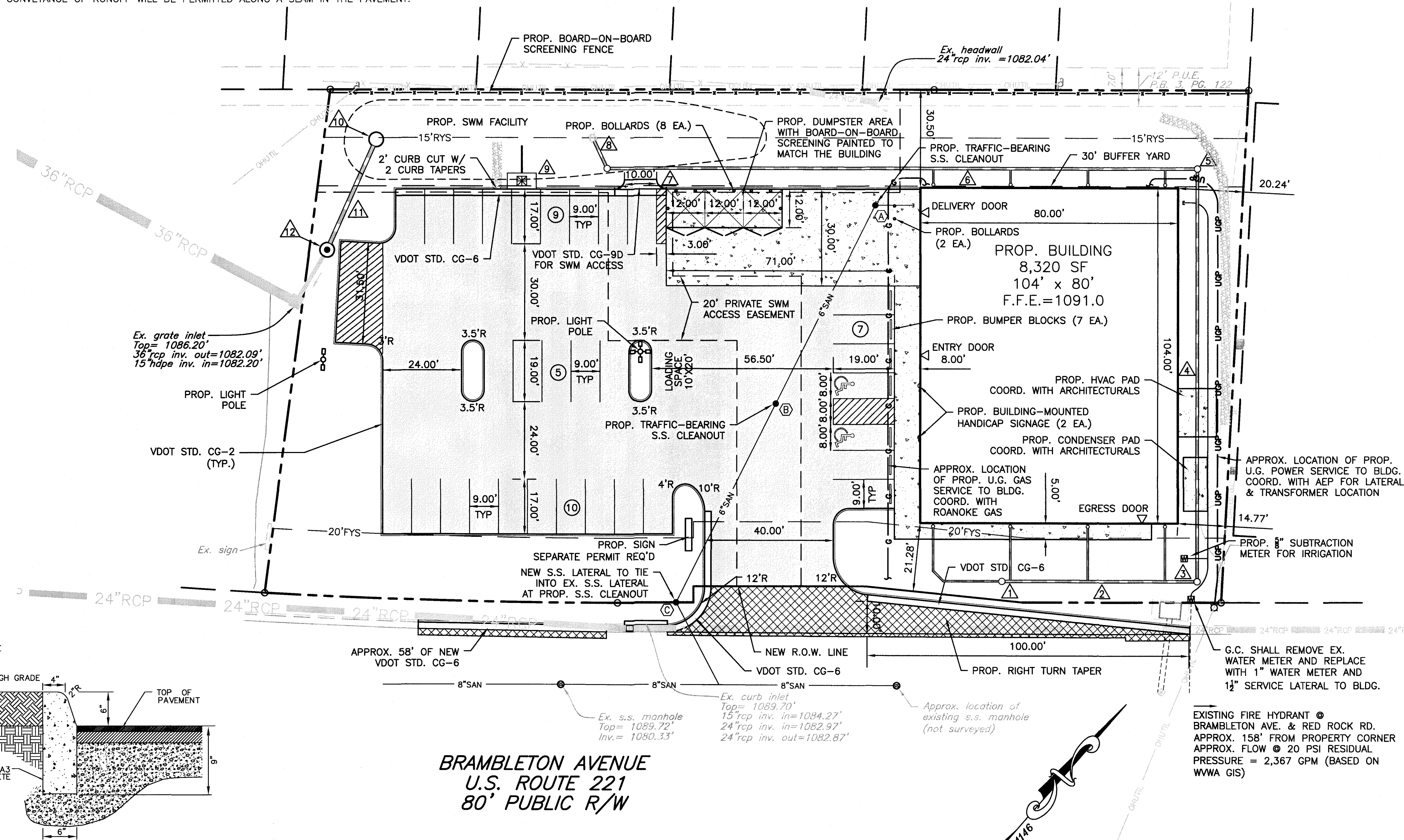
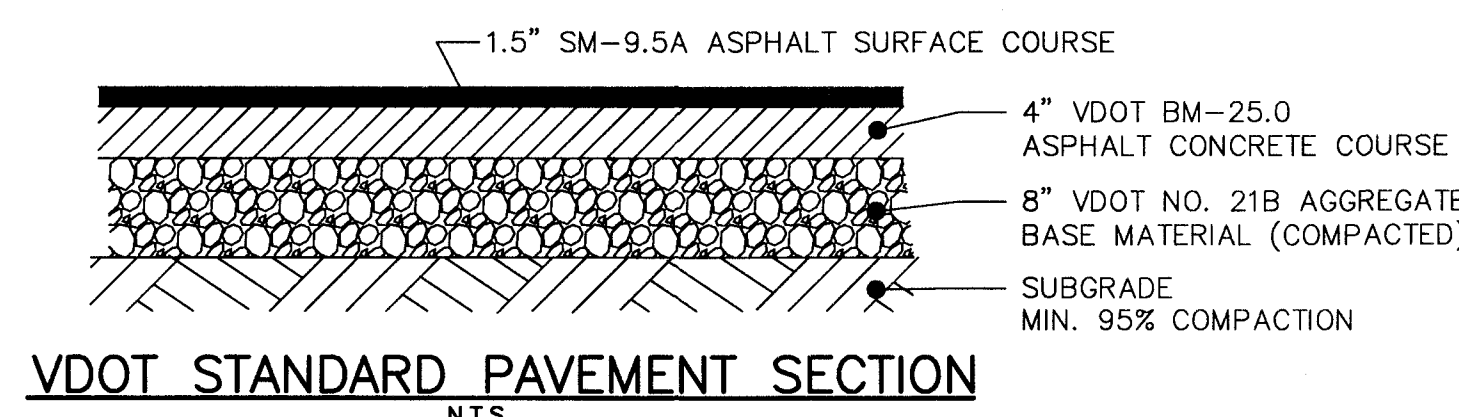
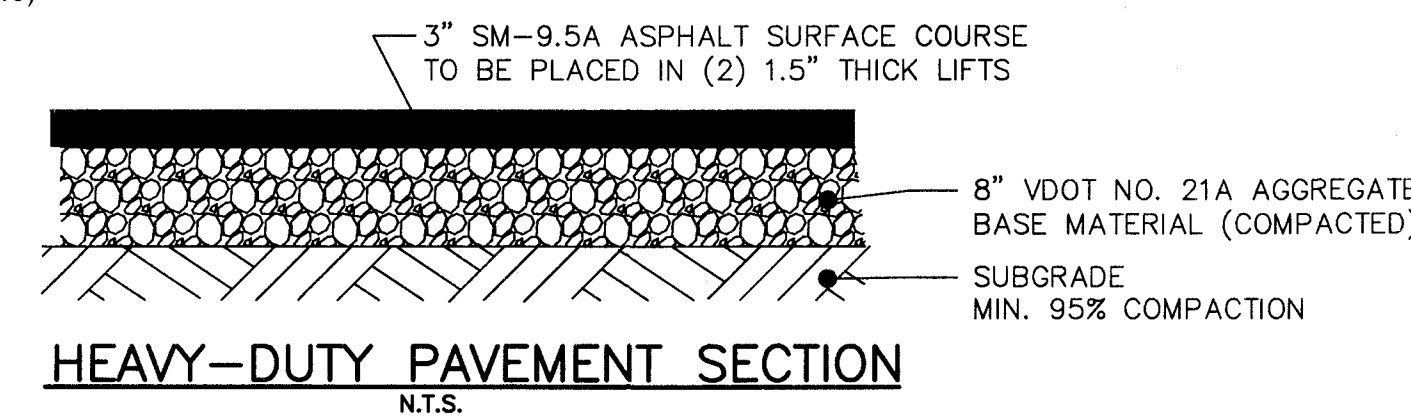
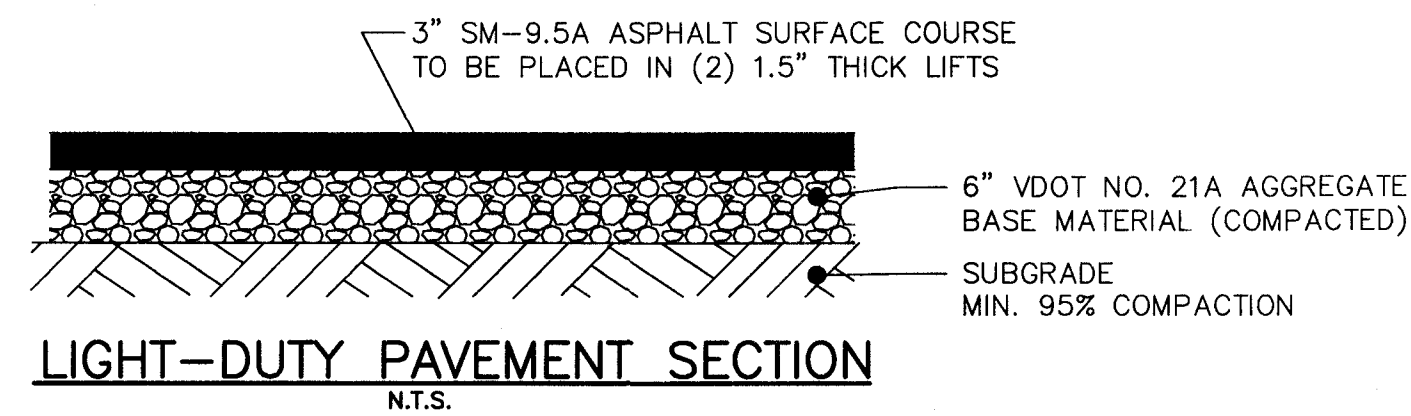
(SUBGRADE- MIN 95% COMPACTION)

SITE NOTES

- NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, WVA, & VDOT.
- ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATIVE PIPE SIZE OR MANHOLES OR ESC MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. PLAN SHEETS CAN BE 8.5"x11" IF THE INFORMATION IS LEGIBLE.
- ALL SIGNAGE PROPOSED AS PART OF THIS PROJECT WILL REQUIRE A SEPARATE PERMIT FROM ROANOKE COUNTY. ALL SIGNAGE MUST MEET ALL OF THE REQUIREMENTS OF THE ROANOKE COUNTY ZONING ORDINANCE SECTION 30-93.
- ALL EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED, AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES AND SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 30-94 OF THE ROANOKE COUNTY ZONING ORDINANCE. THE LIGHTING INTENSITY AT ADJOINING RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.
- ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS), OUTDOOR STORAGE AREAS, AND GROUND LEVEL AND ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM SURROUNDING VIEWS PER SECTION 30-92-6(F) OF THE ROANOKE COUNTY ZONING ORDINANCE.
- THE PROPOSED BUILDING WILL NOT HAVE A SPRINKLER SYSTEM. THE EXISTING FIRE HYDRANT AT THE INTERSECTION OF BRAMBLETON AVENUE AND RED ROCK ROAD WILL SERVE THE PROPOSED SITE. BASED ON WVA GIS INFORMATION, THE HYDRANT IS WITHIN 350 FEET OF THE MOST REMOTE POINT OF THE PROPOSED BUILDING AND HAS A FLOW RATE OF 2,367 GPM AT 20 PSI RESIDUAL PRESSURE.
- THE BUILDING SHALL BE EQUIPPED WITH A "KNOX" KEY LOCKING BOX. THE KNOX BOX SHALL BE LOCATED AT EYE LEVEL WITHIN 5 FEET OF THE MAIN ENTRANCE. G.C. SHALL COORDINATE THE EXACT LOCATIONS OF THE KNOX BOX WITH THE ARCHITECTURAL PLANS AND WITH THE FIRE DEPARTMENT. CONTACT THE ROANOKE COUNTY FIRE MARSHAL'S OFFICE FOR ADDITIONAL ORDERING INFORMATION.
- ALL CURB RADII NOT DIMENSIONED ARE 5'.
- ALL ROOF LEADERS SHALL BE TIED INTO THE PROPOSED STORM DRAIN SYSTEM AND DIRECTED TO THE SWM FACILITY AS SHOWN.
- PROPOSED PAVEMENT WITHIN THE BRAMBLETON AVENUE RIGHT-OF-WAY SHALL MATCH THE VDOT STANDARD PAVEMENT SECTION OR MATCH THE EXISTING PAVEMENT SECTION OF BRAMBLETON AVENUE, WHICHEVER IS GREATER.
- G.C. SHALL PROVIDE MINIMUM 2' SAW CUT AND SHALL TACK COAT ALL VERTICAL SURFACES WHERE THE PROPOSED PAVEMENT ABUTS THE EXISTING MAINLINE PAVEMENT. THE SAW CUT SHALL BE ALONG THE FULL DEPTH PAVEMENT, NOT THE SHOULDER PORTION OF THE ROADWAY. NO CONVEYANCE OF RUNOFF WILL BE PERMITTED ALONG A SEAM IN THE PAVEMENT.

PAVEMENT LEGEND

- NEW LIGHT-DUTY PAVEMENT (SEE DETAILS)
- NEW HEAVY-DUTY PAVEMENT (SEE DETAILS)
- NEW RIGHT-OF-WAY PAVEMENT (SEE DETAIL & SITE NOTE #10)
- NEW CONCRETE (SEE DETAILS)



BRAMBLETON AVENUE
U.S. ROUTE 221
80' PUBLIC R/W

EXISTING FIRE HYDRANT @
BRAMBLETON AVE. & RED ROCK RD.
APPROX. 158' FROM PROPERTY CORNER
APPROX. FLOW @ 20 PSI RESIDUAL
PRESSURE = 2,367 GPM (BASED ON
WVA GIS)

SCALE: 1" = 20'

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FAX 540-772-8050

COMMONWEALTH OF VIRGINIA
CHRISTOPHER P. BURNS
Lic. No. 047338
5/6/14
PROFESSIONAL ENGINEER

FAMILY DOLLAR
BRAMBLETON AVENUE
LAYOUT & UTILITY PLAN
WINDSOR HILLS DISTRICT
ROANOKE COUNTY, VIRGINIA

DRAWN BY CPB
DESIGNED BY CPB
CHECKED BY SMH
DATE 2/14/2014
SCALE 1"=20'

REVISIONS:
3/24/2014
4/15/2014
5/06/2014

APPROVED

SHEET NO.
C5

JOB NO. R1300062.00