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

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 AND 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.

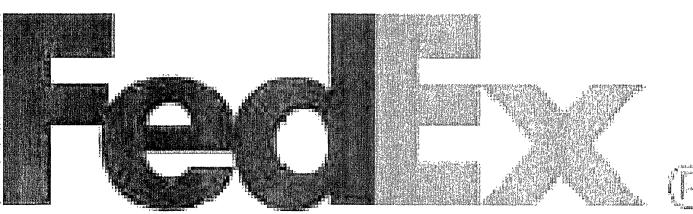
SOURCE OF TOPOGRAPHIC MAPPING IS FIELD SURVEY PERFORMED BY BALZER AND ASSOCIATES, INC., DATED 2012

LEGEND

		- [(T p in) 00 0 (WST
CONCRE	(//////////////////////////////////////	PVMT.	(T.B.R.) CG-6 (WET
HEAVY D ASPHALT	PAVING STANDARD ASPHALT PAVING	PVMT	TO BE MILLED CG-6 (DRY
	ADJOINER PROPERTY LINE	T	PROP. TELEPHONE LINE
	SITE PROPERTY LINE	G	PROP. GAS LINE
	CENTERLINE OF ROADS	P	PROP. UNDERGROUND POWER
OHU	EXIST. OVERHEAD CABLES	8"W	PROP. WATERLINE
= = = 8" $w = = = =$	EXIST. WATER LINE	8"SS	PROP. SANITARY SEWER LINE
===8"ss===	EXIST. SANITARY SEWER		PROP. STORM SEWER LINE
==18"rcp==	EXIST. STORM SEWER		PROP. TREELINE
~~~~	EXIST. TREELINE ,	5.7	BENCHMARK
	EXIST. EDGE OF PAVEMENT	TO 754 05	
<u> </u>	WETLAND BOUNDARY	TC=351.95 BC=351.45	PROP. TOP & BOTTOM OF CURB
<i>348.55</i> ×	EXIST. SPOT ELEVATION	<del>348</del> <del></del>	PROP. CONTOURS
_ <i> 348</i>	EXIST. INTERMEDIATE CONTOURS	<b>©</b>	TYPICAL YARD HYDRANT
—— <i>345</i> — —	EXIST. INDEX CONTOURS	<b>-</b>	PROP. FIRE HYDRANT
$\hookrightarrow$	EXIST. POWER POLE	· -	PROP. SIAMESE CONNECTION
ŧ	EXIST. TELEPHONE	×	PROP. YARD LIGHT
¤	EXIST. LIGHT POLE	` <b>⊗</b>	PROP. GATE VALVE
	EXIST. FEATURES TO BE REMOVED	x x	PROP. FENCE
— x —— x —	EXIST. FENCE		FLOW ARROW
EX.	EXIST. FENCE	PROP.	PROPOSED

## **ABBREVIATIONS**

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



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# STATION # 240 3435 CHIP DRIVE N.E. ROANOKE, VIRGINIA 24012 TAX PARCEL: 7240102

## SHEET INDEX

C01 C02	COVER SHEET FOR CIVIL EXISTING CONDITIONS & DEMOLITION PLAN A
C03	EXISTING CONDITIONS & DEMOLITION PLAN B
C04	LAYOUT & UTILITY PLAN A
C05	LAYOUT & UTILITY PLAN B
C06	GRADING PLAN A
C07	GRADING PLAN B
C08	E.S.C. PLAN A (PHASE 1)
C09	ES.C. PLAN B (PHASE 1)
C10	E.S.C. PLAN A (PHASE 2)
C11	ES.C. PLAN B (PHASE 2)
C12	E.S.C. DETAILS I
C13	E.S.C. DETAILS II
C14	LANDSCAPE PLAN A
C15	LANDSCAPE PLAN®
C16	PROFILES I
C17	PROFILES II
C18	GENERAL NOTES
C19	NOTES & DETAILS
C20	DETAILS I
C21	DETAILS III
C22 C23	DETAILS IV
C24	OUTDOOR LIGHTING SPECS. I
C25	OUTDOOR LIGHTING SPECS. II
C26	ES-100 ELECTRICAL SITE PLAN

### 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

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.

## SITE INFORMATION

SITE ADDRESS: 3435 CHIP DRIVE N.E. ROANOKE, VIRGINIA 24012 **DEVELOPER:** SUNCAP PROPERTY GROUP, LLC 6101 CARNEGIE BOULEVARD, SUITE 180

Phone: (704) 945-8015 Contact: MR. BRIAN HIRSCH, FIRST VP **INDUSTRIAL** 

CHARLOTTE, NC 28209

**EXISTING USE:** ADDITIONAL PROPOSED USE: DISTRIBUTION CENTER

ZONING: 11 - INDUSTRIAL TAX PARCEL NO.: 7240102 SITE AREA: 21.8 ACRES DISTURBED AREA: 21.3 ACRES

PUBLIC WATER/SEWER: BUILDING AREA/NO. OF STORIES: PROPOSED BUILDING - (103,402 S.F.) MINIMUM PARKING REQUIRED:

1 SPACE PER 5,000SF UP TO 50,000SF OF BLDG AREA. THEN 1 SPACE PER 10,000 OF REMAINING BUILDING AREA. (16 TOTAL SPACES REQUIRED INCLUDING 1 H.C.)

PARKING PROVIDED: 198 EMPLOYEE SPACES INCLUDING 6 H.C. SPACES **SETBACKS:** FRONT: 0' MIN/ 30' MAX.

REAR: 0'

SIDE: 0'

MAX. FLOOR AREA RATIO ALLOWED/PROVIDED: 2.0/0.11 IMPERVIOUS SURFACE RATIO ALLOWED PER RCIT/PROVIDED: 60%/APPROX. 39%

MAXIMUM BUILDING HEIGHT ALLOWED/PROPOSED: 40'/28.79' COMPREHENSIVE SITE PLAN NUMBER: CP120035

REQUIRED LANDSCAPE CROWN COVERAGE FOR SITE: (21.80 AC = 949,608 SQ.FT. TOTAL)REQUIRED: 10% (94,960 SQ.FT.)

PROVIDED: 10% (95,106 SQ.FT.)

SITE LANDSCAPE SUMMARY:

STREET YARD TREE REQUIREMENTS:
BLUE HILLS DRIVE FRONTAGE: 845 LF OF DEVELOPED FRONTAGE

REQUIRED: 1 LRG. TREE PER 50 LF OF FRONTAGE = 17 TREES PROVIDED: 6 PROPOSED GINKOS

13 PROPOSED LONDON PLANE TREES 9 PROPOSED RED MAPLES 28 TREES PROVIDED ALONG BLUE HILLS DRIVE

CHIP DRIVE FRONTAGE: 990 LF

REQUIRED: 1 LRG. TREE PER 50 LF OF FRONTAGE = 20 TREES

PROVIDED: 6 EXISTING CRAPE MYRTLE 7 EXISTING RED MAPLES 9 PROPOSED RED MAPLES 22 TREES PROVIDED ALONG CHIP DRIVE

PARKING AREA LANDSCAPING: REQUIRED: 20 YR. TREE CANOPY = 20% OF THE TOTAL SQUARE FOOTAGE OF THE PARKING AREA. (66,468 S.F. - NEW PARKING AREA & 198 PARKING SPACES)

SUMMARY OF PARKING AREA LANDSCAPING: TOTAL PARKING AREA CANOPY REQUIRED: 13,294 SQ.FT. TOTAL PARKING AREA CANOPY PROVIDED: 15,322 SQ.FT.

REQUIRED: PARKING AREA SHRUB PLANTING - 1 SHRUB AT 3' O.C. ALONG PARKING AREA FRONTAGE

330' ALONG BLUE HILLS DRIVE 110 SHRUBS REQUIRED 110 SHRUBS PROVIDED

**SUMMARY OF BUFFER YARDS:** WESTERN PROPERTY LINE: 833 LF TYPE D OPTION II -20' BUFFER YARD

THERE IS AN EXISTING BUFFER IN PLACE ALONG A PORTION OF THE PROPERTY LINE THAT IS TO REMAIN IN PLACE. (245 LF)

588 LF OF BUFFER REQUIRED:

1 EVERGREEN TREE PER 8LF = 74 1 EVERGREEN SHRUB PER 3LF = 196



1-24-B

City of Roanoke Planning Building and Development

**DEVELOPMENT PLAN APPROVED** 

Zoning Administrator _____

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

CITY OF ROANOKE APPROVAL BLOCK



REFLECTING TOMORRO www.balzer.cc

**New River Valley** 

RESIDENTIAL LAND DEVELOPMENT ENGINEERING SITE DEVELOPMENT ENGINEERING LAND USE PLANNING & ZONING LANDSCAPE ARCHITECTURE LAND SURVEYING ARCHITECTURE STRUCTURAL ENGINEERIN GEOTECHNICAL ENGINEERING TRANSPORTATION ENGINEERING

WETLAND DELINEATIONS & STREAM EVALUATIONS Balzer and Associates, Inc.

ENVIRONMENTAL & SOIL SCIENCE

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

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DRAWN BY DESIGNED BY BTC

CHECKED BY CPB 6-29-12 N/A SCALE

**REVISIONS:** 7-11-12 7-30-12

8-6-12 9-17-12 (F.R. #1) 10-15-12

SHEET NO.

JOB NO. R1200035.01