

## SITE SUMMARY:

OWNER: PELEWOO PROPERTIES LLC  
6900 PETERS CREEK RD  
ROANOKE, VA 24019

SITE ADDRESS: 0 PETERS CREEK RD, ROANOKE VA, 24019  
6614 PETERS CREEK RD, ROANOKE VA, 24019

TAX MAP NUMBER: 027.14-01-01.00-0000  
027.14-01-02.00-0000

EXISTING LOT SIZE: 0.46 AC  
0.37 AC  
PROPOSED LOT SIZE: LOT A - 1.16 AC  
LOT B - 9.10 AC

ZONING: C-2 HIGH INTENSITY COMMERCIAL DISTRICT

PROPOSED USE: AUTOMOBILE DEALERSHIP

MINIMUM LOT SIZE REQUIRED: 15,000 SF

UTILITY SERVICE: PUBLIC WATER AND SANITARY SEWER (W.V.W.A)

MINIMUM LOT FRONTAGE: 75 LF OF FRONTAGE

SETBACKS: 30' F.Y.S.  
0' S.Y.S.  
15' R.Y.S.

MAXIMUM BUILDING HEIGHT: 45'

BUILDING HEIGHT PROVIDED: APPROX. 22'

MAXIMUM BUILDING COVERAGE: 50%

OVERALL BUILDING COVERAGE PROVIDED: 32%

MAXIMUM LOT COVERAGE: 90%

OVERALL LOT COVERAGE PROVIDED: 87%

### MINIMUM PARKING REQUIRED:

OFFICE ADMINISTRATION-3 SPACES/1,000 S.F.  
APPROX. 1,000 S.F./1,000 S.F.=3 SPACES REQUIRED

INDOOR SALES, DISPLAY/SERVICE-1 SPACE/500 S.F.  
APPROX. 5,300 S.F./500 S.F.=11 SPACES REQUIRED

MOTOR VEHICLE SERVICE BAYS-2 SPACES/SERVICE BAY  
8 SERVICE BAYS = 16 SPACES REQUIRED

OUTDOOR SALES AREA-1 SPACE/2,000 S.F.  
APPROX. 5,700 S.F./2,000 S.F.=3 SPACES REQUIRED

INDOOR STORAGE/WAREHOUSE-1 SPACE/5,000 S.F.  
APPROX. 1,900 S.F./5,000 S.F.=1 SPACE REQUIRED

= 34 SPACES REQUIRED

### PARKING PROVIDED:

35 SPACES (CUSTOMER/EMPLOYEE)  
38 SHOW SPACES

= 73 SPACES PROVIDED INCLUDING 2 H.C.

OVERFLOW PARKING ADDRESS: 0 CHESTER DR.  
ROANOKE, VA 24019

### HYD-21755 (6624 PETERS CREEK RD):

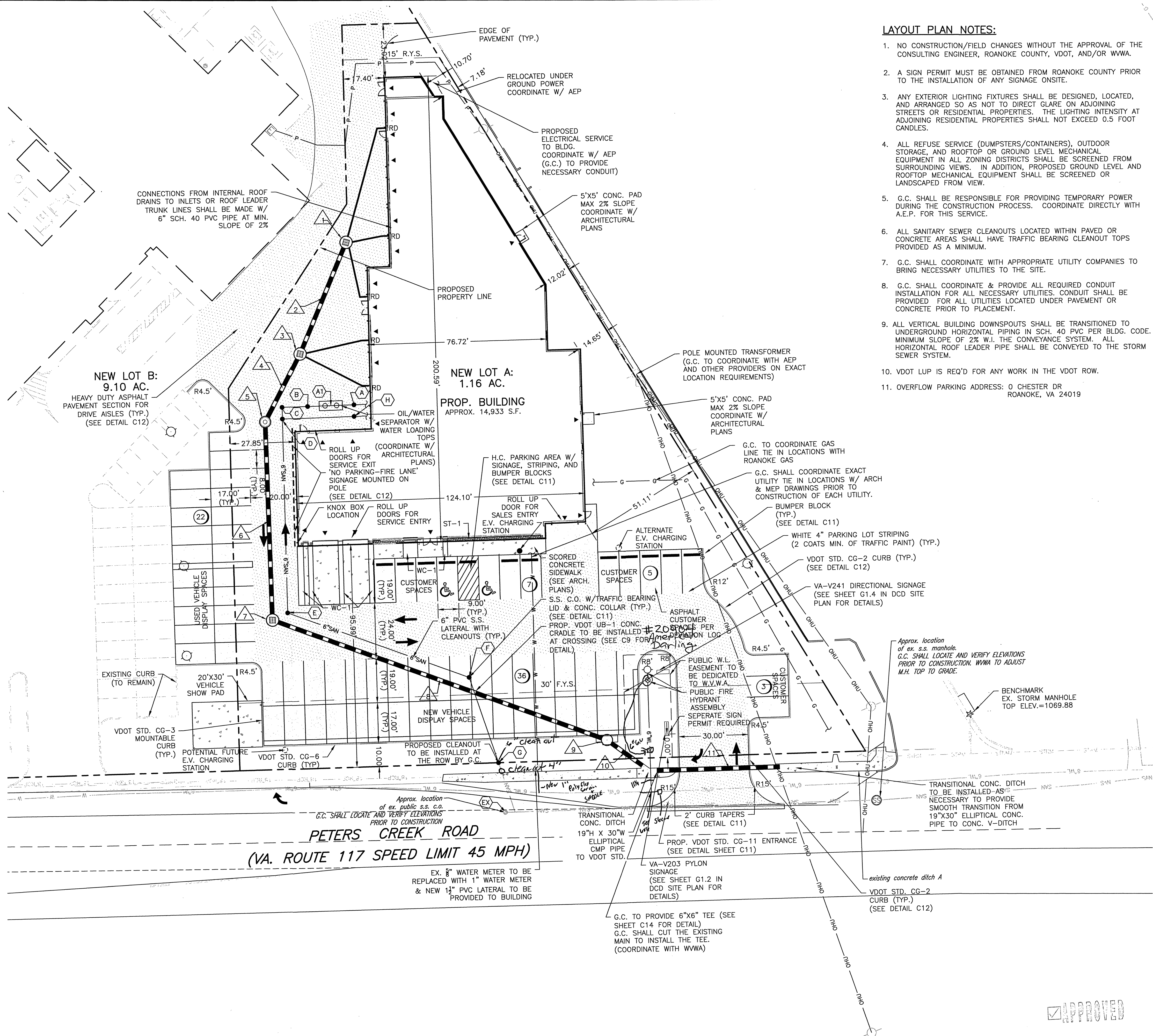
STATIC PRESSURE: 82 PSI  
RESIDUAL PRESSURE: 52 PSI  
FLOW: 1164 GPM  
CALCULATED FLOW: 1720 PSI

### HYD-21766 (6520 PETERS CREEK RD):

STATIC PRESSURE: 101 PSI  
RESIDUAL PRESSURE: 65 PSI  
FLOW: 1244 PSI  
CALCULATED FLOW: 1928 PSI

## LAYOUT PLAN NOTES:

1. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, VDOT, AND/OR WVA.
2. A SIGN PERMIT MUST BE OBTAINED FROM ROANOKE COUNTY PRIOR TO THE INSTALLATION OF ANY SIGNAGE ONSITE.
3. ANY EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED, AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES. THE LIGHTING INTENSITY AT ADJOINING RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.
4. ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS), OUTDOOR STORAGE, AND ROOFTOP OR GROUND LEVEL MECHANICAL EQUIPMENT IN ALL ZONING DISTRICTS SHALL BE SCREENED FROM SURROUNDING VIEWS. IN ADDITION, PROPOSED GROUND LEVEL AND ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED FROM VIEW.
5. G.C. SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY POWER DURING THE CONSTRUCTION PROCESS. COORDINATE DIRECTLY WITH A.E.P. FOR THIS SERVICE.
6. ALL SANITARY SEWER CLEANOUTS LOCATED WITHIN PAVED OR CONCRETE AREAS SHALL HAVE TRAFFIC BEARING CLEANOUT TOPS PROVIDED AS A MINIMUM.
7. G.C. SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES TO BRING NECESSARY UTILITIES TO THE SITE.
8. G.C. SHALL COORDINATE & PROVIDE ALL REQUIRED CONDUIT INSTALLATION FOR ALL NECESSARY UTILITIES. CONDUIT SHALL BE PROVIDED FOR ALL UTILITIES LOCATED UNDER PAVEMENT OR CONCRETE PRIOR TO PLACEMENT.
9. ALL VERTICAL BUILDING DOWNSPOUTS SHALL BE TRANSITIONED TO UNDERGROUND HORIZONTAL PIPING IN SCH. 40 PVC PER BLDG. CODE. MINIMUM SLOPE OF 2% W.I. THE CONVEYANCE SYSTEM. ALL HORIZONTAL ROOF LEADER PIPE SHALL BE CONVEYED TO THE STORM SEWER SYSTEM.
10. VDOT LUP IS REQ'D FOR ANY WORK IN THE VDOT ROW.
11. OVERFLOW PARKING ADDRESS: 0 CHESTER DR.  
ROANOKE, VA 24019



FIRST TEAM VOLKSWAGEN

LAYOUT & UTILITY PLAN  
6614 PETERS CREEK ROAD

HOLLIS DISTRICT  
ROANOKE COUNTY, VIRGINIA

DRAWN BY: SMD  
DESIGNED BY: CPB  
CHECKED BY: CPB  
DATE: 7/9/2019  
SCALE: 1" = 20'  
REVISIONS:  
8/12/2019  
9/10/2019  
11/18/2019

C3  
PROJECT NO. 03190030.00