

SITE INFORMATION

OWNER: AIRPORT ROAD HOLDINGS II, LLC
2404 ELECTRIC ROAD, SUITE A
ROANOKE, VIRGINIA 24018

DEVELOPER: PIEDMONT COMPANIES, INC.
P.O. BOX 1732
LINCOLN, NC 28093

TAX MAP #: 026.16-02-14.02, 026.16-02-14.03

SITE AREA: 2.01 AC.

ZONING: C2

PROPOSED USE: RETAIL

PROP. BUILDING AREA: 15,000 S.F.

PARKING REQUIRED: 91 SPACES (PARKING SCHEDULE B)

PARKING PROVIDED: 87 STANDARD SPACES
± 4 HDOP SPACES
= 91 TOTAL SPACES

STACKING SPACES REQUIRED: 3 SPACES

STACKING SPACES PROVIDED: 3 SPACES

SETBACKS: 30' F.Y.S.
NO S.Y.S.
15' R.Y.S.

BUFFER YARD: 30' ADJACENT TO RESIDENTIAL

MAX. BUILDING HEIGHT: 45'

MAX. BUILDING COVERAGE: 50%

PROP. BUILDING COVERAGE: APPROX. 17%

MAX. LOT COVERAGE: 90%

PROP. LOT COVERAGE: APPROX. 74%

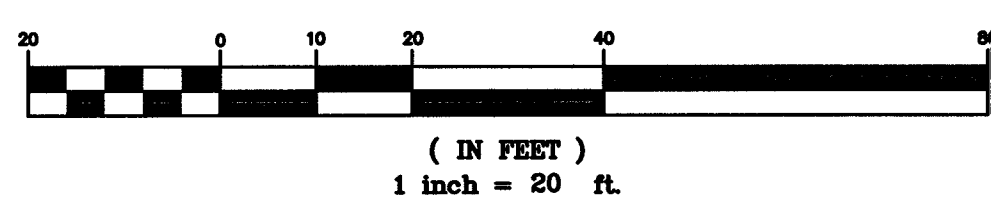
SITE NOTES

- EXISTING TOPOGRAPHY AND FEATURES ARE AS SHOWN ON APPROVED PLANS FOR "SUNCREST COMMUNITY," DATED AUGUST 30, 2013. G.C. SHALL FIELD VERIFY ALL EXISTING FEATURES PRIOR TO CONSTRUCTION.
- NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, WMA, & 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. THE LIGHTING INTENSITY AT ADJOINING RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.
- A PHOTOMETRIC PLAN SHALL BE SUBMITTED TO ROANOKE COUNTY FOR REVIEW AND APPROVAL PRIOR TO SITE PLAN APPROVAL (SEE SECTION 30-94 OF THE ROANOKE COUNTY ZONING ORDINANCE AND PROFFERED CONDITION #5 ABOVE). ANY CHANGES IN THE LIGHTING PLAN SHALL BE PROVIDED TO ROANOKE COUNTY AS A FIELD REVISION FOR REVIEW AND APPROVAL.
- ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS), OUTDOOR STORAGE AREAS, AND GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM SURROUNDING VIEWS PER SECTION 30-92-6(F) OF THE ROANOKE COUNTY ZONING ORDINANCE.
- CURBS ALONG DRIVE AISLES DESIGNATED AS "FIRE LANE" SHALL BE PAINTED YELLOW AND MARKED AS "NO PARKING-FIRE LANE."
- ALL CURB RADII NOT DIMENSIONED ARE 4.5'.
- ALL DOWNSPOUTS SHALL DISCHARGE AT GRADE AT THE REAR OF THE BUILDING AND SLOPE TO INLET #7.
- EXISTING FEATURES SHOWN ARE BASED ON APPROVED PLANS FOR "SUNCREST COMMUNITY," DATED 8/30/2013, PREPARED BY BALZER AND ASSOCIATES, INC. G.C. SHALL FIELD-VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR CLEANING OUT EXISTING STORM SEWER SYSTEMS ADJACENT TO THE PROJECT IF THEY BECOME Silted OR BLOCKED IN ANY WAY DUE TO THE CONSTRUCTION ON-SITE.

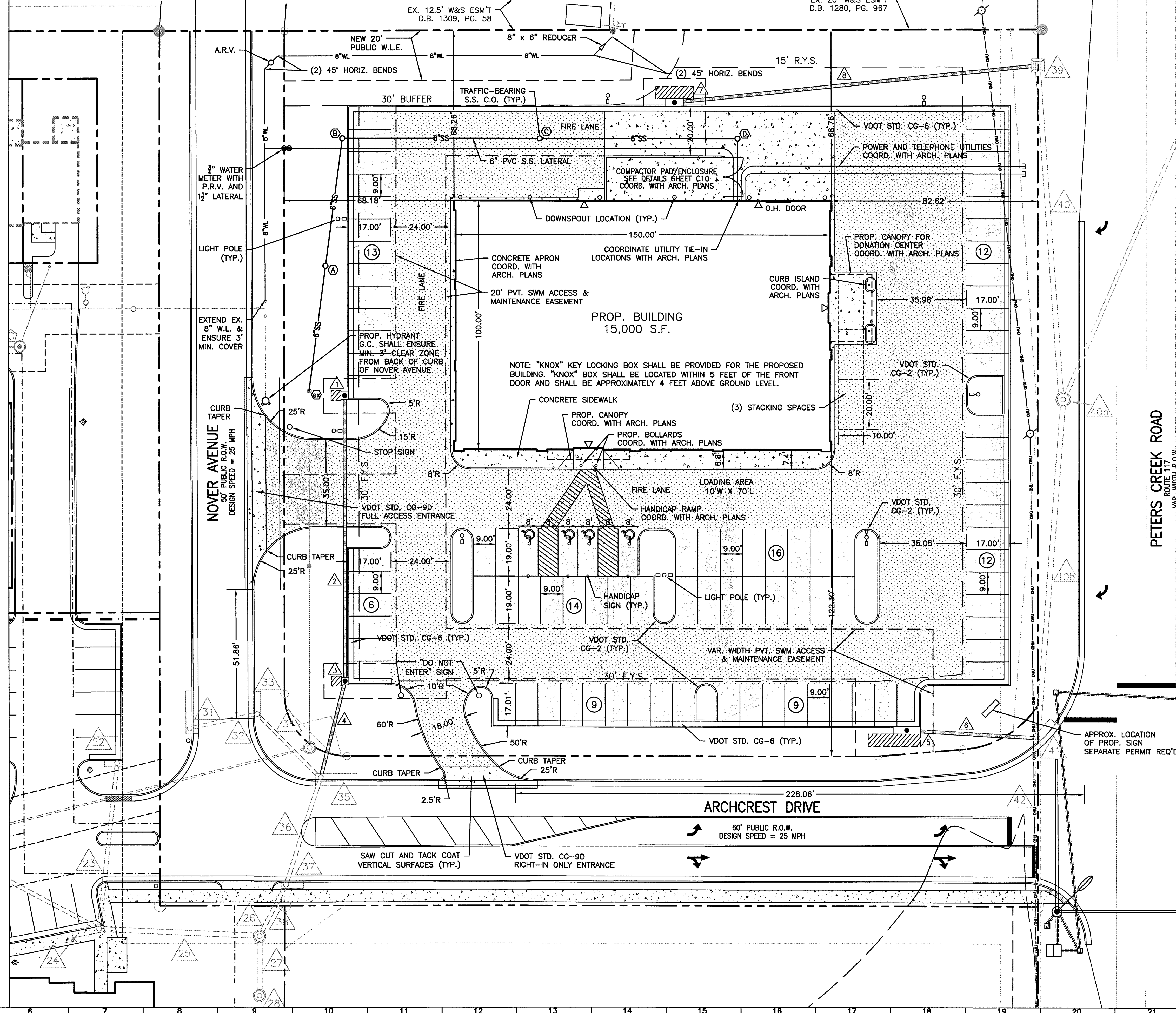
PAVEMENT LEGEND

- NEW LIGHT-DUTY PAVEMENT (SEE DETAILS SHEET C10)
- NEW HEAVY-DUTY PAVEMENT (SEE DETAILS SHEET C10)
- NEW CONCRETE (SEE DETAILS SEE DETAILS SHEET C10)

GRAPHIC SCALE



00210744

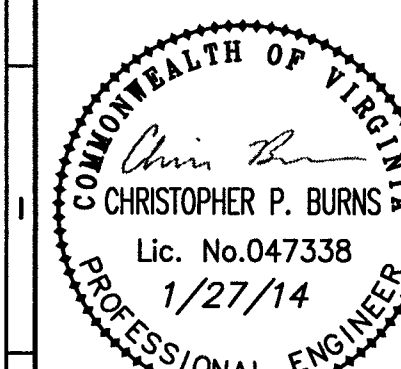


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Henrico
New River Valley
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RESIDENTIAL LAND DEVELOPMENT ENGINEERING
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WETLAND DELINEATIONS & STREAM EVALUATIONS

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

APPROVED



GOODWILL
PETERS CREEK ROAD & ARCHCREST DRIVE
LAYOUT & UTILITY PLAN
HOLLINS DISTRICT
ROANOKE COUNTY, VIRGINIA

DRAWN BY CPB
DESIGNED BY CPB
CHECKED BY BTC
DATE 12/13/2013
SCALE 1"=20'
REVISIONS:
01/08/2014
01/27/2014

SHEET NO.
C4
JOB NO. R1300149.00