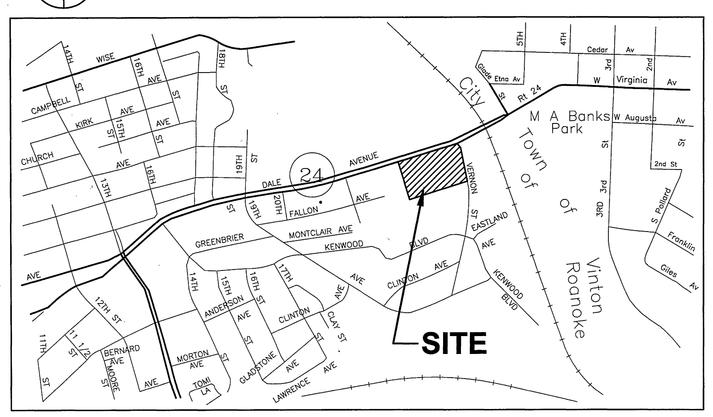
GROCERY TENANT (STORE # 3614)

2141 DALE AVENUE S.E.
ROANOKE, VIRGINIA 24013

VICINITY MAP

NTS



LEGEND

CONCRETE
ASPHALT PAVING
BLDG. TO BE REMOVED
HEAVY DUTY ASPHALT PAVING
PVMT. (T.B.R.)
PVMT TO BE MILLED
CG-6 (WET)
CG-6 (DRY)

EX. INTRMDT. CONTOUR	PROP. INTRMDT. CONTOUR
EX. INDEX CONTOUR	PROP. INDEX CONTOUR
EX. SPOT ELEVATION	PROP. SPOT ELEVATION
EX. WATER LINE	PROP. WATER LINE
EX. SANITARY SEWER	PROP. SANITARY SEWER
EX. STORM PIPE	PROP. STORM PIPE
EX. EDGE OF PAVEMENT	PROP. EDGE OF PAVEMENT
EX. BUILDING	PROP. BUILDING
EX. CONCRETE	PROP. CONCRETE
EX. PAVEMENT	PROP. ASPHALT PAVEMENT (STANDARD/HEAVY DUTY)
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
EX. OVERHEAD CABLE	PROP. OVERHEAD CABLE
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
FLOODPLAIN LINE	

ABBREVIATIONS

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

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 2014.

SHEET INDEX

C1	CIVIL COVER SHEET
C2	NOTES
C3	EXISTING CONDITIONS & DEMOLITION PLAN
C4	LAYOUT PLAN
C5	UTILITY PLAN
C6	GRADING PLAN
C7	PROFILES
C8	EROSION & SEDIMENT CONTROL PLAN - PHASE 1
C9	EROSION & SEDIMENT CONTROL PLAN - PHASE 2
C10	EROSION & SEDIMENT CONTROL DETAILS
C11	EROSION & SEDIMENT CONTROL NOTES & SOILS
C12	EXTERIOR LIGHTING PLAN
C13	EXTERIOR LIGHTING PLAN CUT SHEETS
C14	LANDSCAPE PLAN
C15	DETAILS 1
C16	DETAILS 2
C17	DETAILS 3
C18	WESTERN VIRGINIA REGIONAL DETAILS

WESTERN VIRGINIA WATER AUTHORITY NOTES

AVAILABILITY No.: 14-103

GENERAL NOTES:
A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE WESTERN VIRGINIA WATER AUTHORITY TO BE HELD AT LEAST ONE (1) DAY PRIOR TO ANY CONSTRUCTION OF THE APPROVED WATER AND SANITARY SEWER FACILITIES.

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.

ALL SANITARY SEWER AND WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS, MANHOLES, ETC. AFTER PAVING AND ADJUSTING TO FINAL GRADE IF NECESSARY.

ALL EXISTING UTILITIES MAY NOT BE SHOWN OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH THE STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.

ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT-OF-WAYS SHALL BE COMPACTED ACCORDING TO CITY OF ROANOKE STANDARDS.

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL REFER TO THE WESTERN VIRGINIA WATER AUTHORITY STANDARD WATER AND SEWER REGULATIONS FOR CONSTRUCTION DETAILS AND INSTALLATION METHODS AS REQUIRED TO COMPLETE THE PROPOSED UTILITY FACILITIES AS INDICATED BY THESE DRAWINGS.

FIELD CORRECTIONS SHALL BE APPROVED BY THE WVWA ENGINEERING DIVISION PRIOR TO SUCH CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE THE WESTERN VIRGINIA WATER AUTHORITY WITH CORRECT AS-BUILT PLANS PRIOR TO SUBSTANTIAL COMPLETION OF ANY NEW PUBLIC EXTENSIONS.

WATER NOTES
WATER MAINS SHALL BE MINIMUM CLASS 350 DUCTILE IRON IN ACCORDANCE TO AWWA C151 OR DR-14 PVC IN ACCORDANCE WITH AWWA C-900.

WATER LATERALS FROM THE METER TO THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.

THE CONSTRUCTION OF THE PROPOSED PUBLIC WATER MAIN AND ALL COMMERCIAL SERVICES SHALL BE IN COMPLIANCE WITH THE CURRENT WESTERN VIRGINIA WATER AUTHORITY REGULATIONS. REFER TO THESE REGULATIONS FOR COMPLETE DETAILS AND INSTALLATION METHODS.

SEWER NOTES:
COMMERCIAL SANITARY SEWER LATERAL SHALL BE MINIMUM 6" PIPE INSTALLED AT SLOPES AS SHOWN ON THE PLAN.

THE LATERALS AND REQUIRED FITTINGS LOCATED WITHIN A PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT SHALL BE OF THE SAME TYPE OF MATERIAL AS THE MAINLINE SEWER PIPE.

THE CONSTRUCTION OF THE PROPOSED PUBLIC SEWER MAIN AND ALL COMMERCIAL SERVICES SHALL BE IN COMPLIANCE WITH THE CURRENT WESTERN VIRGINIA WATER AUTHORITY REGULATIONS. REFER TO THESE REGULATIONS FOR COMPLETE DETAILS AND INSTALLATION METHODS.

ALL SANITARY SEWER PIPING SHALL BE PVC (POLYVINYL CHLORIDE) MANUFACTURED IN ACCORDANCE WITH ASTM DESIGNATION 3034-77 (SDR 35) UNLESS OTHERWISE NOTED ON THE PLANS/PROFILES.

ALL MANHOLE FRAMES AND COVERS SHALL BE WATERTIGHT AND ALL COVERS SHALL BE BOLT-DOWN MANHOLE COVERS (SEE DETAIL S-05 AND S-06) WHERE APPLICABLE.

CITY OF ROANOKE & UTILITY CONTACTS:

CITY OF ROANOKE DEVELOPMENT REVIEW COORDINATOR – DANIELLE BISHOP (540) 853-1325

ROANOKE GAS COMPANY – DON JONES (540) 777-3851

VERIZON – STEVEN CRONEMEYER (540) 563-2261

AMERICAN ELECTRIC POWER – KEITH FREEMAN (540) 427-3643

WESTERN VIRGINIA WATER AUTHORITY – CHRIS CAREY (540) 853-5637

COMPREHENSIVE SITE PLAN NUMBER:
CP140014

SITE INFORMATION

CONTRACT PURCHASER/DEVELOPER:	DALE AVENUE INVESTMENTS LLC 1509 YORK STREET, 3RD FLOOR DENVER, CO 80206
PROPERTY OWNER(S):	P D I REALTY, INC. 2141 DALE AVENUE S.E. ROANOKE, VA 24013 VICKIE R. CLARKE 0 DALE AVENUE S.E. ROANOKE, VA 24013
EXISTING USE:	RETAIL (CURRENTLY VACANT)
PROPOSED USE #1:	RETAIL SALES ESTABLISHMENT – PARCEL A
PROPOSED USE #2:	GASOLINE STATION – PARCEL A

DRIVE-THRU SUPPLEMENTAL REGULATIONS: SECTION 36.2-409
1. MINIMUM # OF STACKING SPACES 2
2. STACKING SPACES SHALL BE 20'x10'
3. MINIMUM DRIVE THRU WIDTH ON CURVES SHALL BE 12'

GASOLINE STATION SUPPLEMENTAL REGULATIONS: SECTION 36.2-411
1. MAX CLEAR TO UNDERSIDE SHALL BE 14'-6" AND MAX OVERALL HEIGHT SHALL BE 16'6"
2. NO ILLUMINATION OF ANY PORTION OF THE FASCIA OF THE CANOPY.
3. ANY LIGHTING FIXTURES OR SOURCES OF LIGHT THAT ARE A PART OF THE UNDERSIDE OF THE CANOPY SHALL BE RECESSED INTO THE UNDERSIDE OF THE CANOPY SO AS NOT TO PROTRUDE BELOW THE CANOPY CEILING. ALL SUCH LIGHTING ASSOCIATED WITH THE CANOPY SHALL BE DIRECTED DOWNWARD TOWARD THE PUMP ISLANDS AND SHALL NOT BE DIRECTED OUTWARD OR AWAY FROM THE SITE.
4. THE VERTICAL DIMENSION OF THE FASCIA OF SUCH CANOPY SHALL BE NO MORE THAN TWO (2) FEET; AND
5. SIGNS ATTACHED TO OR ON SUCH CANOPY SHALL NOT BE ILLUMINATED AND SHALL NOT EXTEND BEYOND THE ENDS OR EXTREMITIES OF THE FASCIA OF THE CANOPY TO WHICH OR ON WHICH THEY ARE ATTACHED.

ZONING:	CLS – COMMERCIAL LARGE SITE
TAX PARCEL NO.S:	4311201 & 4311205 & 4311204
SITE AREA:	10.776 AC. + 1.466 AC. + 0.663 = 12.905 AC.
DISTURBED AREA:	13.1 ACRES – THREE TAX MAP #'S & PUBLIC R.O.W.
WATER/SEWER:	PUBLIC BY WESTERN VIRGINIA WATER AUTHORITY
BUILDING AREA:	TOTAL RETAIL BUILDING S.F. – APPROX. 41,839 S.F.
MINIMUM PARKING REQUIRED:	1 SPACE PER 250 S.F. OF NET FLOOR AREA – RETAIL 41,839 S.F.(GROSS FLOOR AREA) = 31,379 S.F (NET FLOOR AREA) 126 SPACES REQUIRED 126 SPACES REQ'D x 1.4 MAX ALLOWABLE= 176 MAX ALLOWABLE
PARKING PROVIDED:	176 SPACES PROVIDED (6 HANDICAP SPACES INCLUDED)
LOADING SPACES REQUIRED/PROVIDED:	1 REQUIRED/1+PROVIDED
SETBACKS:	FRONT: 0' MINIMUM / NO MAXIMUM SIDE: 0' REAR: 0'
MAX. FLOOR AREA RATIO ALLOWED/PROVIDED:	5.0/0.15 (NEW PARCEL A AREA ONLY)
MAX. FLOOR AREA RATIO ALLOWED/PROVIDED:	5.0/0 (NEW PARCEL B AREA ONLY)
MAX. FLOOR AREA RATIO ALLOWED/PROVIDED:	5.0/0 (EXISTING PARCEL 3 AREA ONLY)
IMPERVIOUS SURFACE RATIO ALLOWED/PROVIDED:	80%/APPROX. 70% (NEW PARCEL A AREA ONLY)
IMPERVIOUS SURFACE RATIO ALLOWED/PROVIDED:	80%/APPROX. 1% (NEW PARCEL B AREA ONLY)
IMPERVIOUS SURFACE RATIO ALLOWED/PROVIDED:	80%/APPROX. 2% (EXISTING PARCEL 3 AREA ONLY)
MAXIMUM BUILDING HEIGHT ALLOWED/PROPOSED:	GROCERY STORE/RETAIL BUILDING=MAX 71' FEET BASED ON PROPOSED LOCATION 1' PER FOOT OF SETBACK FROM AN ABUTTING RESIDENTIAL LOT. FUEL CANOPY HEIGHT = MAX 16'-6"

STORMWATER MANAGEMENT AND STORMWATER QUALITY FUTURE NARRATIVE FOR PARCEL B AND EXISTING PARCEL 3

1. EXISTING PARCEL 3 WILL HAVE STAND ALONE STORMWATER MANAGEMENT AND STORMWATER QUALITY AT THE TIME OF DEVELOPMENT AND WITH CURRENT REGULATIONS AT THE TIME OF DEVELOPMENT.

2. Parcel A does not require any stormwater quality or storm water management measures based on the layout provided within this plan set and the associated stormwater calculations.

Parcel B – No stormwater management will be required for Parcel B if the total impervious surface area on Parcel B is 80% or less. No stormwater quality measures will be required for Parcel B if the total impervious surface area on Parcel B is 75% or less. See the engineering calculations submitted with this project for additional information related to the future development on Parcel B.

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.

City of Roanoke
Planning Building and Development
DEVELOPMENT PLAN APPROVED

	Date
Agent, Planning Commission	6/27/14
Development Engineer	6-27-14
Zoning Administrator	6/27/14

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

BALZER AND ASSOCIATES INC.
REFLECTING TOMORROW
www.balzer.cc
Roanoke
New River Valley
Richmond
Shenandoah Valley

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

COMMONWEALTH OF VIRGINIA
CHRISTOPHER P. BURNS
Lic. No.047338
6/9/14
PROFESSIONAL ENGINEER

GROCERY TENANT
STORE # 3614
CIVIL COVER SHEET
CITY OF ROANOKE, VIRGINIA

DRAWN BY	BTC
DESIGNED BY	BTC
CHECKED BY	CPB
DATE	4/11/2014
SCALE	N/A

REVISIONS:
5/5/2014
5/20/2014
6/9/2014

As-Built - sheet C4
11/18/2014

SHEET NO.
C1

JOB NO. R1400023.00