

SITE INFORMATION

CONTRACT PURCHASER/DEVELOPER: 360 TOYOTA, L.L.C. ATTN: MR. DOUG PRIDGEN
3600 LONAS PARKWAY
MIDLOTHIAN, VA 23112
Phone: (804) 320-9058

PROPERTY OWNER: CITY OF ROANOKE

EXISTING USE: (CURRENTLY VACANT)

PROPOSED USE: MOTOR VEHICLE SALES, SERVICE (NEW & USED), REPAIR & BODY SHOP

ZONING: CLS(c) - COMMERCIAL LARGE SITE WITH CONDITIONS
ORDINANCE NUMBER (39763-091613)

TAX PARCEL NO.S: 3070316 & 3070322

SITE AREA: 18.79 ACRES

DISTURBED AREA: 17.1 ACRES

WATER/SEWER: PUBLIC BY WESTERN VIRGINIA WATER AUTHORITY

BUILDING AREA/NO. OF STORIES: TOTAL BUILDING S.F. ON-SITE - APPROX. 71,550 S.F.
RETAIL: 14,762
OFFICE: 8,274
WAREHOUSE/SHOP: 48,514

MINIMUM PARKING REQUIRED: 1 SPACE PER 750 S.F. OF NET FLOOR AREA - AUTO SALES
11,072 S.F.(NET) = (15 SPACES REQ'D)
1 SPACE PER 300 S.F. OF NET FLOOR AREA - OFFICE
6,206 S.F.(NET) = (21 SPACES REQ'D)
1 SPACE PER 1.5 SERVICE BAYS - AUTO SERVICE
49 SERVICE BAYS = (33 SPACES REQ'D)

PARKING PROVIDED: 69 SPACES REQ'D x 1.4 MAX ALLOWABLE= 97 MAX ALLOWABLE
(NOTE: MAX ALLOWABLE PARKING DOES NOT INCLUDE HC. PARKING)

LOADING SPACES REQUIRED/PROVIDED: 574 PARKING SPACES TOTAL
83 SPACES SALES/SERVICE/EMPLOYEES (INDICATED W/A BOX-SHT.C05)
438 EXTERIOR VEHICLE DISPLAY SPACES
53 DAMAGED VEHICLES (SCREENED FROM VIEW)

SETBACKS: 1 REQUIRED/1+PROVIDED
FRONT: 0' MINIMUM / NO MAXIMUM
SIDE: 0'
REAR: 0'

MAX. FLOOR AREA RATIO ALLOWED/PROVIDED: 5.0/0.75

IMPERVIOUS SURFACE RATIO ALLOWED/PROVIDED: 80%/APPROX. 77% (DEVELOPMENT AREA)

MAXIMUM BUILDING HEIGHT ALLOWED/PROPOSED: 60'/56'-4" TOP OF ROOF (63.5' TOP OF PARAPET)

ZONING CONDITIONS

1. THE SOUTH, WEST, AND EAST SIDE OF THE PROPOSED BUILDING SHALL BE CLAD IN MATERIAL(S) OTHER THAN METAL BUILDING PANELS.
2. A MINIMUM OF ONE LARGE DECIDUOUS TREE PER 50 FEET WILL BE PLANTED ALONG COURTLAND AND ALONG THE PROPOSED ENTRANCE DRIVE. WITHIN THE CUSTOMER PARKING AREA A MINIMUM OF 1 LARGE DECIDUOUS TREE SHALL BE PLANTED IN EACH REQUIRED LANDSCAPE ISLAND.
3. AN ENTRY FEATURE WILL BE PROVIDED AT THE ENTRANCE ON COURTLAND AND SHALL CONSIST OF TREES, SHRUBS, AND/OR ARCHITECTURAL FEATURES.
4. CURB, GUTTER, SIDEWALK, AND STREET TREES SHALL BE PROVIDED ALONG APPROXIMATELY 165 LINEAR FEET OF THE COURTLAND ROAD RIGHT OF WAY ON THE SOUTHEASTERN MOST PORTION OF THE SUBJECT PROPERTY.

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.

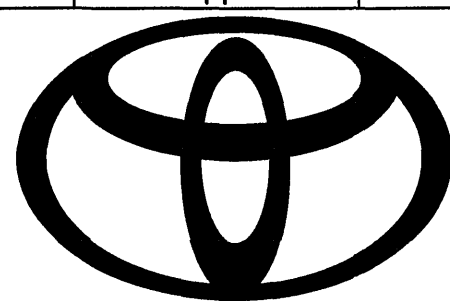
City of Roanoke
Planning Building and Development

DEVELOPMENT PLAN APPROVED

COMPREHENSIVE SITE PLAN NUMBER:
CP130063

Date: 6/5/14
Agent, Planning Commission: [Signature]
Development Engineer: [Signature]
Zoning Administrator: [Signature]
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



1530 & 1684 COURTLAND ROAD N.E.
ROANOKE, VIRGINIA 24019

SHEET INDEX

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C10	COURTLAND ROAD GRADING PLAN
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C28	EXTERIOR LIGHTING PLAN
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WESTERN VIRGINIA WATER AUTHORITY NOTES

GENERAL NOTES:
A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH 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 WVA 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 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.

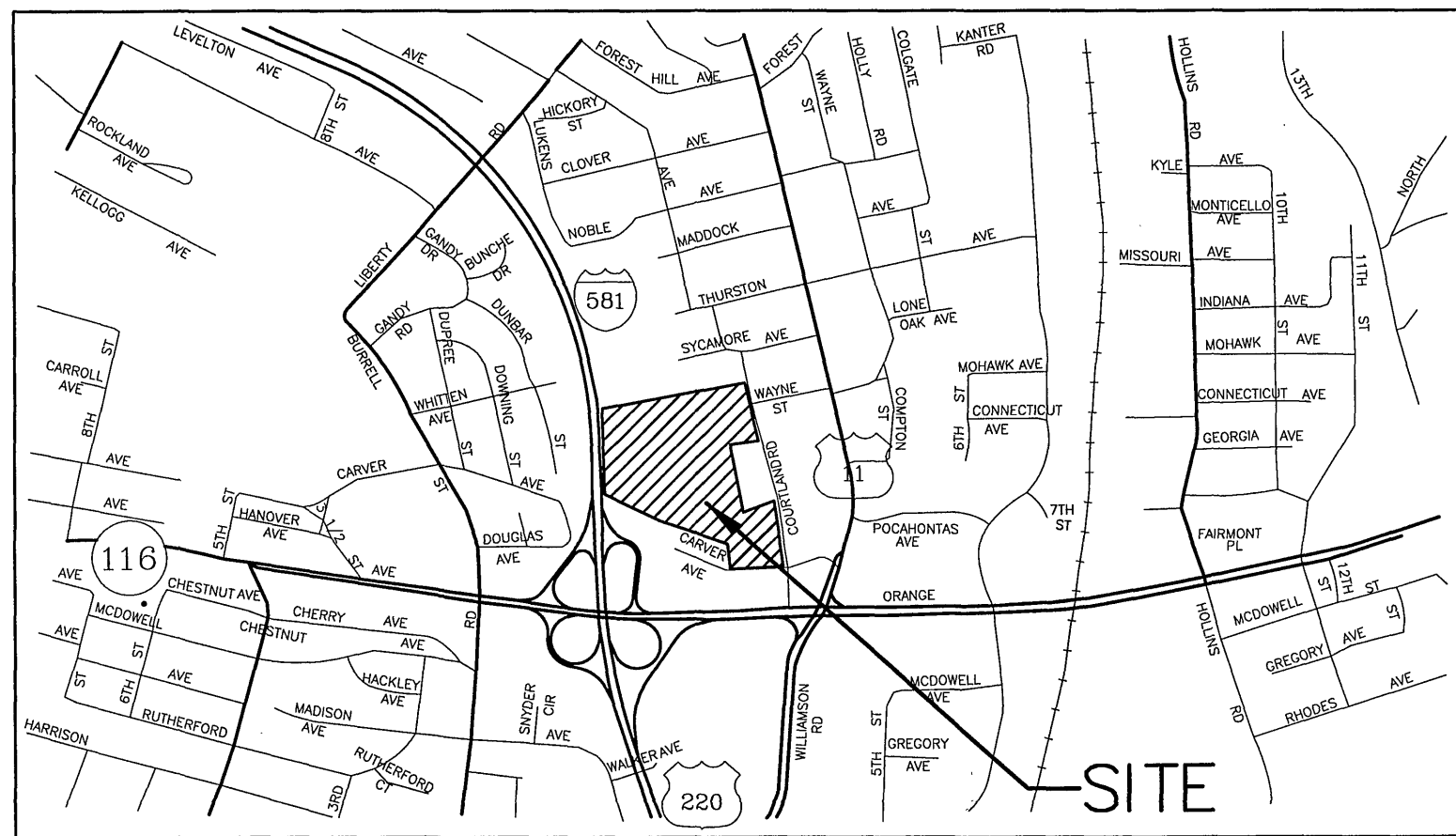
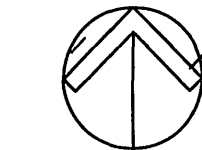
THE LATERALS AND REQUIRED FITTINGS LOCATED WITHIN A PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT SHALL BE OF THE SAME TYPE OF MATERIAL AS THE MAINLINE SEWER PIPE.

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.

VICINITY MAP



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.

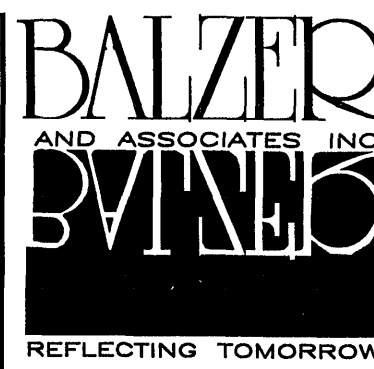
SOURCE OF TOPOGRAPHIC MAPPING IS FIELD SURVEY PERFORMED BY BALZER AND ASSOCIATES, INC., DATED 2013 AND TOPOGRAPHIC INFORMATION PROVIDED BY LUMSDEN P.C. DATED 2001.

LEGEND

	CONCRETE		PAVEMENT REPLACEMENT		P.V.M.T. (T.B.R.)		CG-6 (WET)
	ASPHALT PAVING		GRAVEL / RIPRAP		P.V.M.T. TO BE MILLED		CG-6 (DRY)
	ADJOINER PROPERTY LINE		PROP. TELEPHONE LINE		PROP. GAS LINE		PROP. UNDERGROUND POWER
	SITE PROPERTY LINE		PROP. WATERLINE		PROP. SANITARY SEWER LINE		PROP. STORM SEWER LINE
	CENTERLINE OF ROADS		PROP. TREE LINE		PROP. BENCHMARK		
	EXIST. OVERHEAD CABLES		PROP. TOP & BOTTOM OF CURB				
	EXIST. WATER LINE		PROP. CONTOURS		TYPICAL YARD HYDRANT		
	EXIST. SANITARY SEWER		PROP. FIRE HYDRANT		PROP. SIAMESE CONNECTION		
	EXIST. STORM SEWER		PROP. YARD LIGHT		PROP. GATE VALVE		
	EXIST. TREE LINE		PROP. FENCE		FLOW ARROW		
	EXIST. EDGE OF PAVEMENT		PROP. PROPOSED				
	WETLAND BOUNDARY						
	EXIST. SPOT ELEVATION						
	EXIST. INTERMEDIATE CONTOURS						
	EXIST. INDEX CONTOURS						
	EXIST. POWER POLE						
	EXIST. TELEPHONE						
	EXIST. LIGHT POLE						
	EXIST. FEATURES TO BE REMOVED						
	EXIST. FENCE						
	EXIST. FENCE						

ABBREVIATIONS

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



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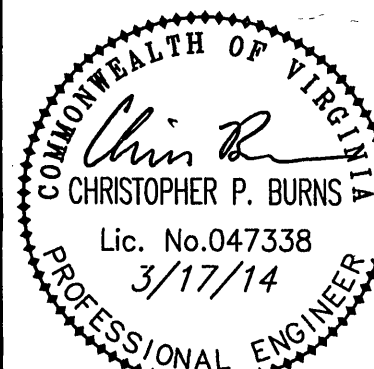
New River Valley
Richmond
Roanoke
Shenandoah Valley

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

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CHARLES CRUSH
AS-BUILTS



HALEY TOYOTA DEALERSHIP
CIVIL COVER SHEET
CITY OF ROANOKE, VIRGINIA

DRAWN BY BTC

DESIGNED BY BTC

CHECKED BY CPB

DATE 12/12/2013

SCALE N/A

REVISIONS:

2/10/2014

3/17/2014

AS-Built 2/21/2015

SHEET NO.

C01

JOB NO. R1300046.00