

SITE INFORMATION:

OWNER/DEVELOPER: JATIN PATEL
8118 PLANTATION ROAD
ROANOKE, VA 24019

TM#: 018.18-02-03.00

ZONING: C2 WITH SPECIAL USE PERMIT FOR CONVENIENCE STORE
AND FAST FOOD RESTAURANT (SEE CONDITIONS BELOW)

LOT AREA: 0.844 AC.

LIMITS OF DISTURBANCE: APPROX. 0.82 AC.

PROPOSED USE: GAS STATION AND CONVENIENCE STORE

BUILDING AREA: 2,600 S.F. CONVENIENCE STORE, 1,000 S.F. FUTURE FAST FOOD
3,600 S.F. TOTAL

MAX. BUILDING HEIGHT: NONE WHEN ADJOINING COMMERCIAL

PROP. BUILDING HEIGHT: APPROX. 20'
PROP. CANOPY HEIGHT: 19.5'

MAX. BUILDING COVERAGE: 50%
ACTUAL BUILDING COVERAGE: APPROX. 10%

MAX. LOT COVERAGE: 90%
ACTUAL LOT COVERAGE: APPROX. 55%

SETBACKS: FRONT: 30' OR 20' WHEN ALL PARKING IS
LOCATED BEHIND THE FRONT BUILDING LINE
SIDE: NONE
REAR: 15' PRINCIPAL STRUCTURE
3' ACCESSORY STRUCTURE

PARKING REQUIRED: 5 SPACES PER 1,000 S.F. CONVENIENCE STORE = 13 SPACES REQUIRED
1 SPACE PER 100 SF FAST FOOD = 10 SPACES REQUIRED
23 TOTAL SPACES REQUIRED

PARKING PROVIDED: 22 STANDARD + 1 HANDICAP = 23 SPACES PROVIDED

LOADING AREAS: 1 REQUIRED, 1 PROVIDED

FEMA MAP #: 51161C01526 (DATED SEPTEMBER 28, 2007)

CONDITIONS OF SPECIAL USE PERMIT: (ORDINANCE #020811-3)

1. THE DEVELOPMENT OF THE PROPERTY SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPT PLAN TITLED, "HOLLINS CITGO MART," PREPARED BY BALZER AND ASSOCIATES, INC. REVISED DECEMBER 22, 2010.
2. THE BUILDING SHALL BE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE BUILDING ELEVATIONS TITLED, "EXHIBIT B - BUILDING ELEVATIONS," PREPARED BY BALZER AND ASSOCIATES, INC. DATED DECEMBER 22, 2010.
3. THE COLOR OF THE BRICK VENEER ON THE EXTERIOR OF THE CONVENIENCE STORE SHALL BE CONSISTENT WITH THE EXISTING BUILDINGS AT HOLLINS UNIVERSITY AS SHOWN IN EXHIBIT C, DATED DECEMBER 22, 2010.
4. THE DUMPSTER ENCLOSURE SHALL BE BRICK CONSTRUCTION TO MATCH THE BUILDING FACADE.
5. SIGNAGE ON THE BUILDING FACADE SHALL OCCUPY NO MORE THAN FIVE (5) PERCENT OF THE BUILDING FACADE AREA. SIGNAGE PLACED ON THE CANOPY SHALL OCCUPY NO MORE THAN TWENTY-FOUR (24) PERCENT OF THE CANOPY FACADE AREA AS SHOWN IN EXHIBIT D, DATED DECEMBER 22, 2010.
6. THE CANOPY SHALL NOT EXCEED TWENTY (20) FEET IN HEIGHT.
7. LIGHTING IN THE CANOPY SHALL BE RECESSED AND DIRECTED DOWNWARD AND INWARD INTO THE SITE.
8. LIGHT POLES AND FIXTURES SHALL BE BLACK, GRAY, OR GRAYISH-BROWN. LIGHT FIXTURES SHALL BE DIRECTED DOWNWARD AND INWARD INTO THE SITE AND THE TOP OF ANY LIGHT FIXTURE SHALL BE LESS THAN 20 FEET IN HEIGHT.
9. ONE FREESTANDING MONUMENT SIGN SHALL BE PROVIDED FOR THIS DEVELOPMENT. THE APPEARANCE OF THE SIGN SHALL BE IN SUBSTANTIAL CONFORMITY TO THE RENDERING TITLED, "EXHIBIT G - MONUMENT SIGNAGE," PREPARED BY BALZER AND ASSOCIATES, INC. DATED DECEMBER 22, 2010 AND THE SIZE SHALL BE LIMITED TO 15'H X 10'W.
10. THE FAST-FOOD RESTAURANT SHALL BE LOCATED WITHIN THE CONVENIENCE STORE BUILDING AND SHALL BE NO LARGER THAN FIFTEEN HUNDRED (1,500) SQUARE FEET IN AREA.

SITE NOTES:

1. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, VDOT, AND/OR WWA.
2. 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.
3. ALL BUILDING AND CANOPY DIMENSIONS AND UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS. THE CONCRETE PAD CONSTRUCTION SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
4. ROOF LEADERS FOR BUILDING SHALL DISCHARGE AT GRADE AND BE CONVEYED TO THE PARKING AREA AND FILTERRA UNITS.
5. CANOPY SHALL DRAIN VERTICALLY DOWN THROUGH THE PUMP ISLAND COLUMNS AND BE DISCHARGED AT GRADE. G.C. SHALL COORDINATE WITH CANOPY PLANS.
6. FUEL TANK INSTALLATION AND CONCRETE PAD CONSTRUCTION SHALL BE COORDINATED WITH THE APPROPRIATE DRAWINGS FOR THE FUEL TANKS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE PROPOSED FUEL TANKS.
7. ALL STANDARD PARKING LOT STRIPING SHALL BE PAINTED WITH 4" WIDE WHITE PAINT. HANDICAP SPACES SHALL BE PAINTED WITH 4" WIDE BLUE PAINT.
8. 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 (SEE SHEET C14).
9. A PHOTOMETRIC PLAN SHALL BE SUBMITTED TO ROANOKE COUNTY FOR REVIEW AND APPROVAL PRIOR TO SITE PLAN APPROVAL (SEE SECTION 30-94.1). ANY CHANGES IN THE LIGHTING PLAN SHALL BE PROVIDED TO ROANOKE COUNTY AS A FIELD REVISION FOR REVIEW AND APPROVAL (SEE SHEET C14).
10. ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS) AND OUTDOOR STORAGE IN ALL ZONING DISTRICTS SHALL BE SCREENED FROM SURROUNDING VIEWS. IN ADDITION, GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED.
11. SEE RETAINING WALL DESIGN DRAWINGS BY CIRCEO GEOTECH FOR ADDITIONAL DETAILS REGARDING THE PROPOSED SEGMENTAL BLOCK RETAINING WALL (SEE SHEET C13 FOR SECTIONS).
12. THE ADJACENT WATERCOURSE SHALL NOT BE DISTURBED AS PART OF THIS PROJECT.
13. A SIGN PERMIT MUST BE OBTAINED FROM THE COUNTY OF ROANOKE PER ROANOKE COUNTY SECTION 30-93 PRIOR TO INSTALLATION OF SIGNAGE ON-SITE.
14. ALL NEW PAVEMENT WITHIN THE EXISTING PUBLIC RIGHT-OF-WAY SHALL MATCH THE EXISTING PAVEMENT SECTION OF PLANTATION ROAD (SEE DETAIL ON SHEET C09).
15. G.C. SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES TO BRING NECESSARY UTILITIES TO THE PROPOSED BUILDING AND CANOPY.
16. G.C. SHALL COORDINATE CONDUIT INSTALLATION FOR ALL NECESSARY UTILITIES FOR THE BUILDING AND CANOPY. CONDUIT SHALL BE PROVIDED FOR ALL UTILITIES LOCATED UNDER PAVEMENT OR CONCRETE.

SANITARY SEWER NOTES:

1. DEPTH OF EXISTING SANITARY SEWER LINE IS UNKNOWN. G.C. SHALL VERIFY DEPTH PRIOR TO CONSTRUCTION OF SANITARY SEWER LATERAL.
2. THE MINIMUM SLOPE OF THE PRIVATE LATERAL SHALL BE 1/8" PER FOOT IN ACCORDANCE WITH WWA REGULATIONS AND THE INTERNATIONAL PLUMBING CODE.

WATER CONSTRUCTION NOTES:

1. PROPOSED WATERLINE UNDER PLANTATION ROAD SHALL BE INSTALLED BY BORE AND JACK OR DIRECTIONAL DRILL. THE CROSSING SHALL NOT BE OPEN CUT. 18" HDPE CASING PIPE TO BE PROVIDED UNDER THE PAVEMENT WITH SPIDER SPACERS PER WWA SPECIFICATIONS AND DETAILS.
2. G.C. TO FURNISH AND INSTALL 8"X 8" TEE AT THE TIE-IN LOCATION. THIS WORK SHALL BE PERFORMED AT NIGHT AND COORDINATED WITH THE WWA TO MINIMIZE DISRUPTION TO THE EXISTING CUSTOMERS. G.C. TO GIVE WWA AT LEAST 5 DAYS NOTICE PRIOR TO BEGINNING THE WORK. G.C. SHALL BE RESPONSIBLE FOR EXCAVATION AND SHORING PER OSHA REGULATIONS.

CONCRETE SLAB CONSTRUCTION NOTES:

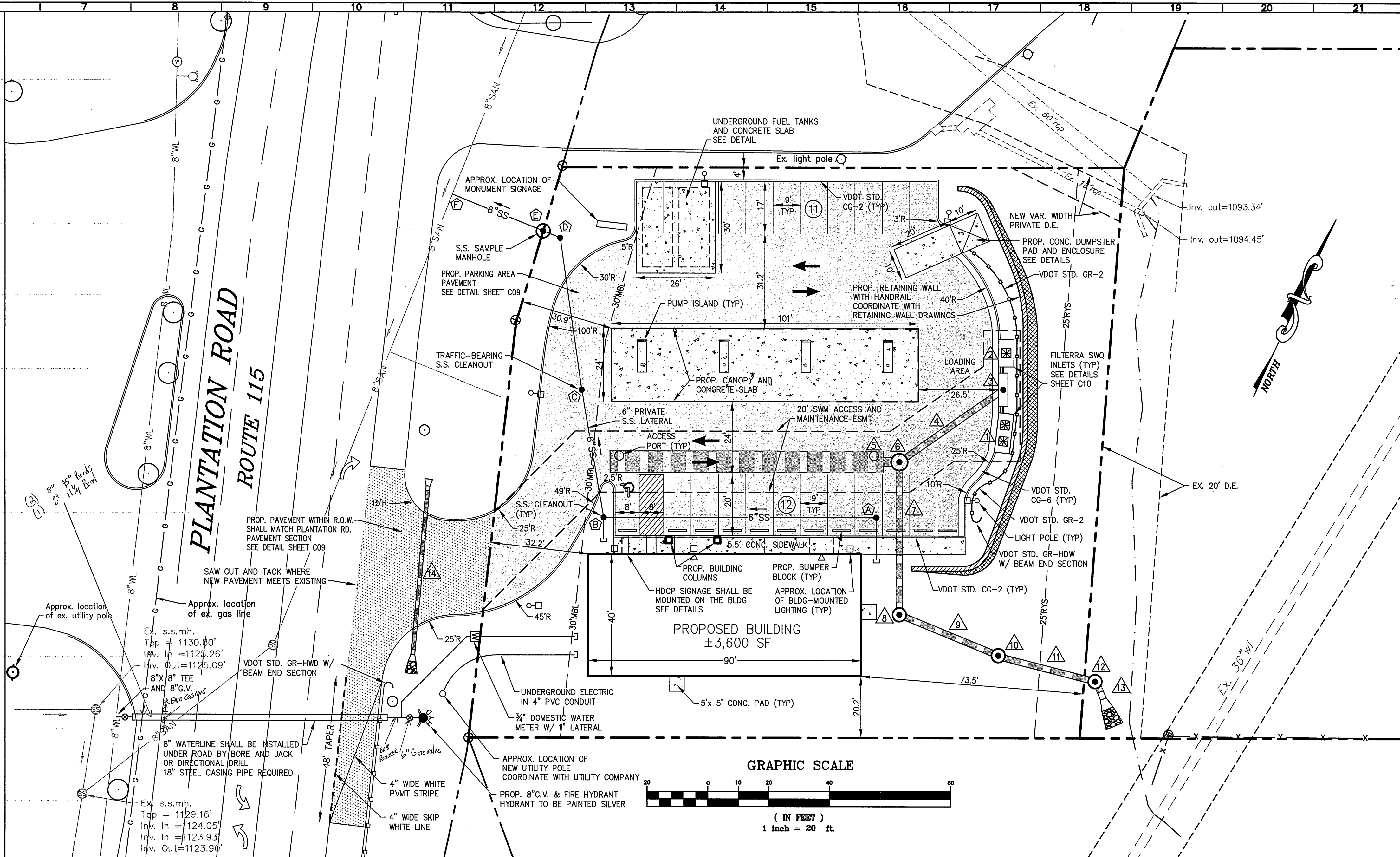
1. G.C. TO COORDINATE CONCRETE SLAB CONSTRUCTION WITH CANOPY AND/OR FUEL TANK PLANS.
2. 1/2" TOOLED RADIUS SHALL BE PROVIDED ALONG ALL NEW EDGES OF THE CONCRETE SLAB.
3. CONSTRUCTION JOINTS SHALL BE PROVIDED WHEN CONTINUOUS POUR OPERATIONS ARE SUSPENDED FOR MORE THAN 30 MINUTES.
4. EXPANSION JOINTS SHALL BE PROVIDED BETWEEN ANY NEW CONSTRUCTION AND THE EXISTING CONCRETE PAVEMENT/ASPHALT SURFACE.
5. THE CONCRETE PAD DEPTH VARIES BETWEEN THE CANOPY SLAB AND TANK SLAB. SEE DETAILS ON SHEET C-09 TO COORDINATE APPROPRIATE DETAILS AND THIS SHEET FOR CONCRETE INSTALLATION AREAS.
6. ALL FIBER REINFORCEMENT FOR CONCRETE SLABS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

PAVEMENT MARKING NOTES:

1. THE PROPOSED PAVEMENT MARKINGS SHALL BE COORDINATED WITH THE VDOT INSPECTOR PRIOR TO INSTALLATION.
2. THE INSPECTOR SHALL BE CONTACTED TO ENSURE THAT THE APPROPRIATE MATERIAL AND APPLICATION IS BEING UTILIZED.
3. THE PAVEMENT MARKINGS FOR ROUTE 115 SHALL BE A TYPE B CLASS I OR CLASS III PAINT.
4. PAVEMENT MARKINGS ON THIS PROJECT ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 704 OF THE VDOT ROAD AND BRIDGE STANDARDS, LATEST EDITION.
5. REFER TO VDOT STD PM-4 FOR ADDITIONAL REQUIREMENTS FOR THE PAVEMENT LINE MARKINGS. (LATEST EDITION). SKIP LINES SHALL CONSIST OF A 4" WIDE WHITE LINE, 2' LONG SKIP LINES WITH A 4" GAP.

CONDUIT NOTES:

1. G.C. SHALL PROVIDE (2) 4" PVC SCHEDULE 40 CONDUITS FROM BUILDING TO PROVIDE POWER TO THE PROPOSED MONUMENT SIGN.
2. G.C. SHALL PROVIDE (2) 4" PVC SCHEDULE 40 CONDUITS BETWEEN NEW UTILITY POLE AND PROPOSED SERVICE IN BUILDING. COORDINATE WITH AEP.
3. G.C. SHALL PROVIDE 2" PVC SCHEDULE 40 CONDUIT FROM BUILDING TO PROVIDE POWER TO EACH PROPOSED LIGHT POLE.
4. G.C. SHALL COORDINATE WITH MEP DRAWINGS FOR REQUIRED CONDUITS FROM PROPOSED BUILDING TO PROPOSED CANOPY/PUMP ISLANDS.



STORM STRUCTURE SCHEDULE:

- 4"x12" FILTERRA SWQ UNIT W/ 3 LF 4" SDR-35 PVC CONNECTION
TOP=1131.8
INV. OUT=1128.3
- 4"x8" FILTERRA SWQ UNIT W/ 3 LF 4" SDR-35 PVC CONNECTION
TOP=1131.8
INV. OUT=1128.3
- VDOT STD DI-3C INLET (10' THROAT)
TOP=1131.7
INV. IN(4"PVC)=1128.1
INV. IN(4"PVC)=1128.1
INV. OUT(24"HDPE)=1126.7
- 41 LF OF 24" N-12 HDPE PIPE AT 0.98%
- 90 LF OF 84" CMP ALUMINIZED UNDERGROUND SWM PIPE @ 1.0% W/ 3 LF 36" CMP EXTENSION TO STR. #6
UPSTREAM INVERT=1122.9
INV. OUT 84" CMP=1122.0
- VDOT STD MH-2 (5' DIA. MH.)
TOP=1132.2
INV. IN(24")=1126.3 (STR. #4)
INV. IN(36")=1122.0 (STR. #5)
INV. OUT=1122.0
(MH SHALL CONTAIN A 24" TEE & PIPE SECTION AS SHOWN ON DETAIL)
- 50 LF OF 24" N-12 HDPE PIPE AT 1.68%
- VDOT STD MH-2 (DROP MH.) W/SAFETY SLAB
TOP=1130.5
SL-1=1123.5
INV. IN=1121.16
INV. OUT=1113.5

STORM SEWER INSTALLATION NOTES

1. ALL STORM SEWER PIPE SHALL BE N-12 SMOOTH INTERIOR HDPE PIPE UNLESS OTHERWISE SPECIFIED
2. ALL STORM STRUCTURES SHALL HAVE VDOT STD. IS-1 INLET SHAPING.
3. BEDDING AND BACKFILL OF ALL PIPES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. SWM STORAGE PIPE AND OUTLET PIPES SHALL HAVE WATERTIGHT CONNECTIONS.

- 35 LF OF 24" CLASS III RCP PIPE W/ WATERTIGHT GASKETS AT 30.0%
- VDOT STD MH-2 (DROP MH.) W/SAFETY SLAB
TOP=1108.5
INV. IN=1103.0
SL-1=1100.5
INV. OUT=1092.5
- 33 LF OF 24" CLASS III RCP PIPE W/ WATERTIGHT GASKETS AT 15.76%
- VDOT STD MH-2
TOP=1091.0
INV. IN=1087.3
INV. OUT=1087.2
- 10 LF OF 24" CLASS III RCP PIPE W/ WATERTIGHT GASKETS AT 2% W/ES-1
INV OUT=1087
- 60 LF OF 15" CLASS III RCP PIPE AT 2.5% W/ ES-1
INV IN=1132.0
INV OUT=1130.5

SANITARY SEWER SCHEDULE:

- S.S. CLEANOUT
TOP=1132.8
TOP=1129.5
- S.S. CLEANOUT
TOP=1134.0
INV.=1128.2
- S.S. CLEANOUT
TOP=1134.2
INV.=1127.5
- S.S. CLEANOUT
TOP=1135.5
INV.=1126.7
- S.S. SAMPLE MANHOLE
TOP=1136.0
INV.=1126.5
- S.S. TIE-IN
APPROX. INV.=1125.5 (G.C. SHALL FIELD VERIFY)