

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 2012 AND CITY OF ROANOKE AERIAL MAPPING, DATED APRIL, 1996.

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

KROGER FUEL CENTER
(R-209) 208

3631 PETERS CREEK ROAD
ROANOKE, VIRGINIA 24019

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L1 of 1	LIGHT LAYOUT AND DETAILS

WESTERN VIRGINIA WATER AUTHORITY NOTES

AVAILABILITY No.: 11-363

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 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.

SITE INFORMATION

SITE ADDRESS:	3631 PETERS CREEK ROAD ROANOKE, VIRGINIA 24019
OWNER/DEVELOPER:	KROGER LIMITED PARTNERSHIP I 3631 PETERS CREEK ROAD ROANOKE, VA 24019 Phone: (540) 563-3652 Contact: MR. FENTON CHILDERS
EXISTING USE:	PROFESSIONAL OFFICE
ADDITIONAL PROPOSED USE:	GASOLINE STATION
ZONING:	CLS - COMMERCIAL LARGE SITE WITH CONDITIONS
TAX PARCEL NO.S:	6490807 & 6490814
SITE AREA:	10.46 ACRES
DISTURBED AREA:	1.46 ACRES
WATER:	PUBLIC
SEWER:	PUBLIC
BUILDING AREA/NO. OF STORIES:	EXISTING OFFICE BUILDING - (45,952 S.F.) PROPOSED KIOSK BUILDING - (677 S.F.)
MINIMUM PARKING REQUIRED:	1 PER 300 S.F. OF FLOOR AREA 154 PARKING SPACES REQ'D INCLUDING 6 HDCP
PARKING PROVIDED:	256 TOTAL SPACES EXISTING INCLUDING 9 HDCP + 4 PROPOSED SPACES = 260 SPACES
LOADING SPACES REQUIRED:	1 EXISTING
LOADING SPACES PROVIDED:	1 LOADING DOCK
SETBACKS:	FRONT: 0' MINIMUM / NO MAXIMUM SIDE: 0' REAR: 0'
MAX. FLOOR AREA RATIO ALLOWED/PROVIDED:	5.0/0.11
IMPERVIOUS SURFACE RATIO ALLOWED/PROVIDED:	80%/APPROX. 78% (DEVELOPMENT AREA)
MAXIMUM BUILDING HEIGHT ALLOWED/PROPOSED:	60'/13.5'(KIOSK) , 16.5'(CANOPY)
COMPREHENSIVE SITE PLAN NUMBER:	CP120020

ZONING CONDITIONS

1. THE PROPERTY SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMITY WITH THE DEVELOPMENT PLAN PREPARED BY BALZER & ASSOCIATES DATED MARCH 23, 2012 AND ATTACHED HERETO AS EXHIBIT A "DEVELOPMENT PLAN" SUBJECT TO THOSE CHANGES WHICH MAY BE REQUIRED BY THE CITY OF ROANOKE DURING COMPREHENSIVE DEVELOPMENT PLAN REVIEW.

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

Agent, Planning Commission *[Signature]* Date *7/16/12*
Development Engineer *[Signature]* Date *7/12/12*
Zoning Administrator *[Signature]* Date *7/12/12*
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



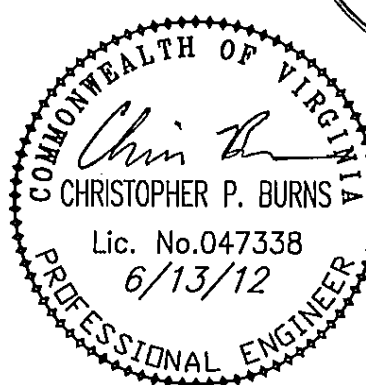
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Roanoke
Shenandoah Valley

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Balzer and Associates, Inc.

1208 Corporate Circle
Roanoke, VA 24018
540-772-9580
FAX 540-772-8050



KROGER FUEL CENTER R-209

COVER SHEET FOR CIVIL

CITY OF ROANOKE, VIRGINIA

DRAWN BY BTC
DESIGNED BY BTC
CHECKED BY CPB
DATE 4-25-12
SCALE N/A
REVISIONS:
5-23-12
6-13-12

SHEET NO.

C01

JOB NO. R1100071.00