

ABBREVIATIONS

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



2121 DALE AVENUE SE

SHEET INDEX

C1	COVER SHEET
C2	EXISTING CONDITIONS & DEMOLITION PLAN
C3	LAYOUT & UTILITY PLAN
C4	GRADING PLAN
C5	E.S.C. PLAN
C6	E.S.C. NOTES
C7	E.S.C. DETAILS
C8	NOTES
C9	LANDSCAPE PLAN
C10	PROFILES & SOILS
C11	DETAILS A
C12	DETAILS B
C13	EXTERIOR LIGHTING PLAN
C14	LIGHTING CUT SHEETS

CITY OF ROANOKE & UTILITY CONTACTS:

ACTING CITY OF ROANOKE DEVELOPMENT REVIEW COORDINATOR - GEORGE NEVERGOLD (540) 853-6501

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

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.

SITE INFORMATION:

OWNER/DEVELOPER:	JETR, LLC 133 KIRK AVE SW ROANOKE, VA 24011 Phone: (540) 354-8853 Contact: MR. JOE THOMPSON
TAX PARCEL NO.:	4311204
EXISTING USE:	VACANT
PROPOSED USE:	CAR WASH NOT ABUTTING A RESIDENTIAL DISTRICT
ZONING:	CG (CONDITIONAL)
ORDINANCE:	40426-011916 (CONDITIONS LISTED ON C3)
SITE AREA:	0.68 ACRES
CG ZONING INFORMATION: SECTION 36.2-316	
MINIMUM LOT SIZE REQUIRED:	10,000 S.F.
MAXIMUM LOT SIZE ALLOWED:	130,680 S.F.
SETBACKS:	
FRONT:	0' MINIMUM 30' MAXIMUM
SIDE:	0'
REAR:	0'
MAXIMUM FLOOR AREA RATIO ALLOWED/PROVIDED:	5.0/0.11
MAXIMUM BUILDING HEIGHT ALLOWED/PROVIDED:	NONE/35'
MAXIMUM IMPERVIOUS SURFACE AREA ALLOWED/PROVIDED:	85%/82%
MINIMUM FACADE TRANSPARENCY ALLOWED/PROVIDED:	50%/>50% (SEE ARCH. PLANS FOR DETAILS)
MINIMUM PARKING REQUIRED: PROPOSED:	1 SPACE FOR EVERY 1.5 SERVICE BAYS 1 PARKING SPACE
MAXIMUM PARKING ALLOWED:	MINIMUM PARKING ALLOWED X 1.5

(** CROSS ACCESS PARKING AGREEMENT BETWEEN ALL PARCELS OF THE PARKSIDE COMMONS DEVELOPMENT **)

SUPPLEMENTAL REGULATIONS: 36.2-406

REQUIREMENT: DISCHARGE OF WASH WATER TO THE GROUND OR STORM DRAIN SYSTEM IS PROHIBITED.

PROVIDED: THE CAR WASH WATER IS CONTAINED WITHIN THE BUILDING AND DISCHARGED TO A CLOSED PIPE RECLAMATION SYSTEM OF TANKS INCLUDING AN OIL WATER SEPARATOR. ADDITIONAL CAR WASH WATER IS DISCHARGED DIRECTLY TO THE SANITARY SEWER SYSTEM THROUGH AN UNDERGROUND CLOSED PIPE SYSTEM.

SECTION 36.2-409 DRIVE-THRU FACILITIES

AUTOMATED CAR WASH

REQUIRED: 5 STACKING SPACES PER LANE

PROVIDED: PAY STATION #1 - 6 STACKING SPACES
PAY STATION #2 - 7 STACKING SPACES

DISTURBED AREA: 0.70 ACRES

WATER/SEWER SERVICE: PUBLIC BY W.V.W.A.

BUILDING AREA/NO. OF STORIES: 3,375 S.F. - 1 STORY

GENERAL NOTES:

1. NO ON-SITE DUMPSTER CONTAINERS PROPOSED. DUMPSTERS PROVIDED ON TAX PARCEL 4311209 TO BE UTILIZED FOR THIS SITE. ALL PROPERTIES ARE OWNED BY THE SAME OWNER AND WILL HAVE CROSS ACCESS RIGHTS FOR REFUSE.



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 & UPDATED JANUARY 2016.

COMPREHENSIVE SITE PLAN #:

CP160004

City of Roanoke
Planning Building and Development

DEVELOPMENT PLAN APPROVED

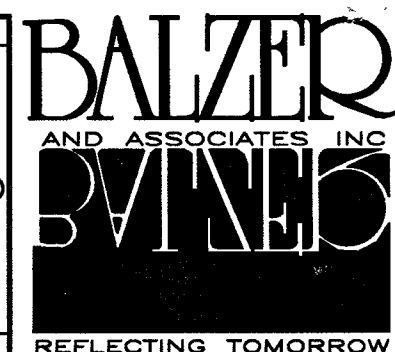
Agent, Planning Commission: [Signature] Date: 5/2/16

Development Engineer: [Signature] Date: 5-2-2016

Zoning Administrator: [Signature] Date: 6/2/16

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



www.balzer.cc

Roanoke
New River Valley
Richmond
Staunton
Harrisonburg

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

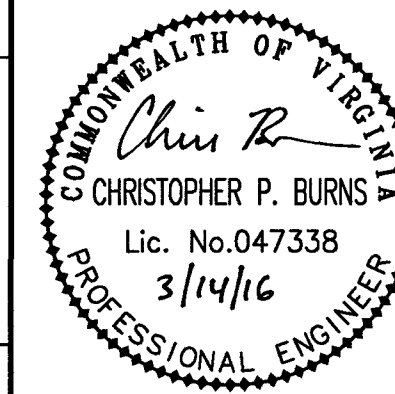
Balzer and Associates, Inc.

1208 Corporate Circle

Roanoke, VA 24018

540-772-9580

FAX 540-772-8050



PARKSIDE EXPRESS WASH
2121 DALE AVENUE SE.

COVER SHEET

CITY OF ROANOKE, VIRGINIA

DRAWN BY: BTC

DESIGNED BY: BTC

CHECKED BY: CPB

DATE: 2-5-2016

SCALE: N/A

REVISIONS:
3-14-2016

SHEET NO.

C1

JOB NO. 04150069.00