

GENERAL SITE NOTES:

1. G.C. TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER AND CITY OF ROANOKE PLANNING, BUILDING, AND DEVELOPMENT DEPARTMENT. G.C. SHALL OBTAIN A RIGHT OF WAY PERMIT FROM THE CITY OF ROANOKE PRIOR TO ANY WORK WITHIN THE CITY OF ROANOKE R.O.W.
3. GENERAL CONTRACTOR TO FIELD VERIFY PAVEMENT TIE IN LOCATIONS AND ENSURE THAT POSITIVE DRAINAGE AWAY FROM THE PROPOSED BUILDING IS MAINTAINED THROUGHOUT THE SITE AND W/THE ADJACENT BUILDING TO THE SOUTH.
4. ANY PAVEMENT TO REMAIN THAT IS DISTURBED OR DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED/REPLACED AS NECESSARY TO PRE-CONSTRUCTION CONDITIONS AT NO COST TO THE OWNER.
5. ALL BUILDING DIMENSIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
6. G.C. SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF ROANOKE PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
7. G.C. TO PROVIDE ALL REQUIRED CONDUIT FOR EXTERIOR LIGHTING, ELECTRICAL, TELEPHONE, AND COMMUNICATIONS.
8. G.C. SHALL COORDINATE CONCRETE FINISHING AROUND THE PROPOSED DOOR LOCATIONS WITH THE ARCHITECTURAL PLANS.
9. THE SITE CONTRACTOR MUST COORDINATE THE TIMING AND INSTALLATION OF ALL UTILITIES AND MAKE ALL NECESSARY SCHEDULE ARRANGEMENTS FOR TEMPORARY OR PERMANENT UTILITIES PER THE PROJECT SCHEDULE.
10. ALL ROOFTOP OR GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW PER CITY OF ROANOKE ZONING ORDINANCE. THE PERIMETER OF ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED FROM ANY STREET FRONTAGE OR ADJACENT PROPERTY BY A FENCE OR SOLID WALL WITH 60% OR GREATER OPACITY. THE PERIMETER OF ALL ROOFTOP EQUIPMENT THAT WOULD OTHERWISE BE VISIBLE FROM ANY STREET FRONTAGE SHALL BE SCREENED BY A FENCE OR SOLID WALL WITH 60% OR GREATER OPACITY AT LEAST 1/2 THE VERTICAL HEIGHT OF THE EQUIPMENT FROM THE ADJACENT STREET, TO BE VERIFIED BY SUBMISSION OF A FIELD REVISION TO THE DEVELOPMENT PLAN OR SEPARATE BUILDING PERMIT.
11. G.C. SHALL OBTAIN A SEPARATE SIGN PERMIT FOR ALL ON-SITE AND BUILDING SIGNAGE. IF A FLAGPOLE DISPLAY IS PROPOSED, NOTE THAT ONLY FLAGS TO BE DISPLAYED ARE NATIONAL, STATE, OR OTHER GOVERNMENTAL FLAGS AND INSIGNIAS.
12. ALL EXTERIOR LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LIGHTING PLAN AND CUT SHEETS. THE LIGHTING SHALL ALSO BE INSTALLED AND AIMED TO MEET ALL REQUIREMENTS SET FORTH IN SECTION 36.2 DIVISION 2 OUTDOOR LIGHTING.
13. NO OUTDOOR STORAGE IS PROPOSED AS PART OF THIS PROJECT AT THIS TIME.

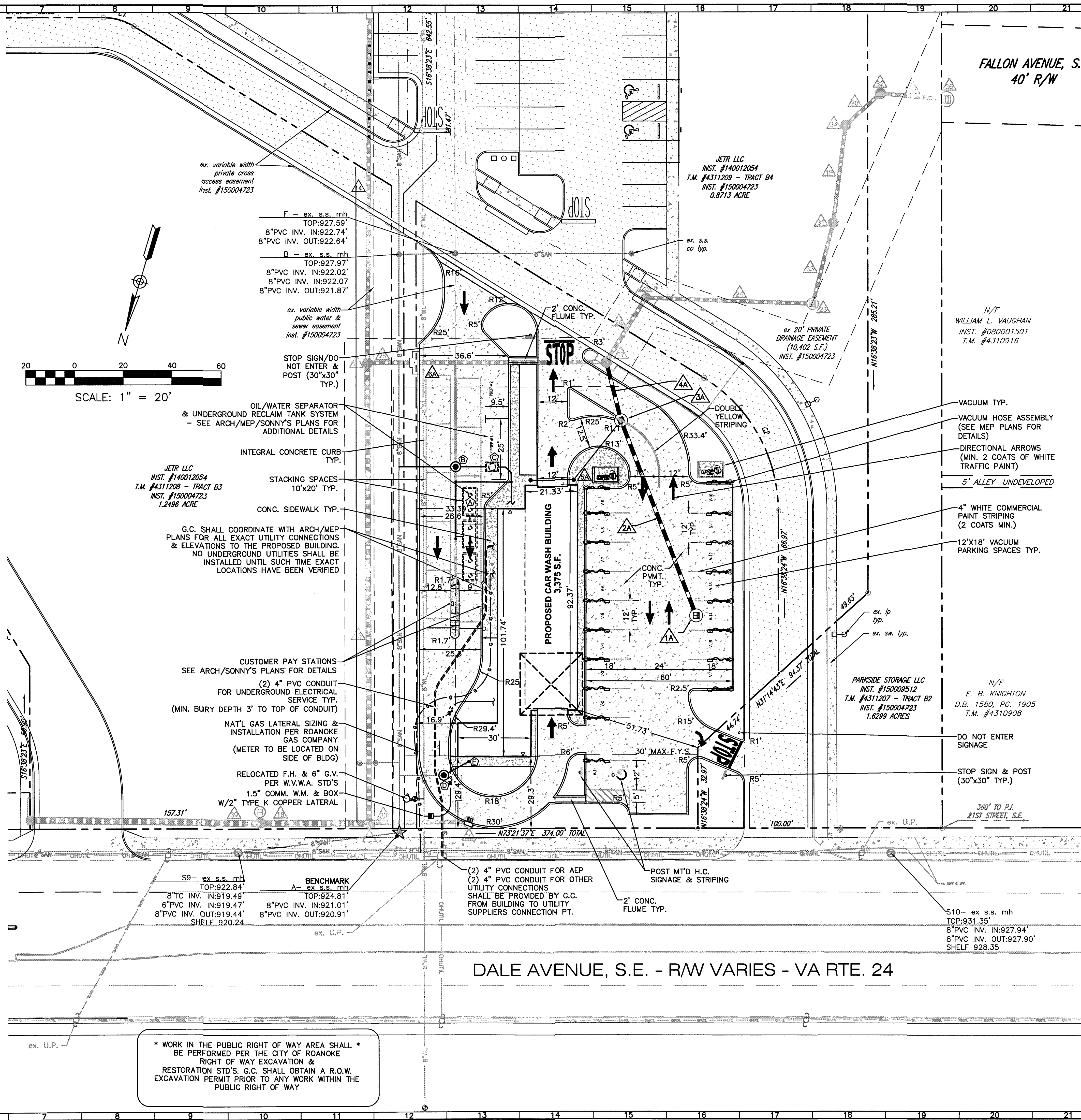
UTILITY NOTES:

1. G.C. SHALL COORDINATE THE EXACT SANITARY SEWER, WATER, AND STORM SEWER BUILDING TIE IN LOCATIONS WITH THE ARCHITECTURAL PLANS.
2. ALL UTILITY SERVICE LATERALS OR LINES, INCLUDING ELECTRIC, SHALL BE INSTALLED UNDERGROUND. WATER & SEWER CONNECTIONS SHALL CONFORM TO W.V.W.A. UTILITY STANDARDS AND INTERNATIONAL BUILDING CODE.
3. THE G.C. SHALL COORDINATE TEMPORARY POWER FOR THE PROPOSED BUILDINGS.
4. G.C. SHALL VERIFY THE EXACT DEPTH OF THE EXISTING S.S. LATERAL VERTICAL ELEVATION PRIOR TO ANY BUILDING, SANITARY, OR STORM CONSTRUCTION.
5. G.C. SHALL COORDINATE WITH LOCAL UTILITY COMPANIES REGARDING THE UTILITY CONNECTION LOCATION AND REQUIREMENTS OF THE PROPOSED SITE. G.C. TO PROVIDE ALL REQUIRED CONDUIT FOR EXTERIOR LIGHTING, ELECTRICAL, TELEPHONE, AND COMMUNICATIONS.
6. THE SITE CONTRACTOR MUST COORDINATE THE TIMING AND INSTALLATION OF ALL UTILITIES AND MAKE ALL NECESSARY SCHEDULE ARRANGEMENTS FOR TEMPORARY OR PERMANENT UTILITIES PER THE PROJECT SCHEDULE.
7. EXISTING FIRE HYDRANT FLOWS: PER A WESTERN VIRGINIA WATER AUTHORITY MODEL DATED 9/25/2014 & CURRENT STATIC PRESSURE FROM W.V.W.A GIS, THE PROPOSED FIRE HYDRANT FLOWS ARE AS FOLLOWS:

FH ID: 10707
STATIC: 91 PSI (PER W.V.W.A. G.I.S.)
FLOW: 2,351 GPM AT 20 PSI (PER W.V.W.A. WATER MODEL)

PROFFERED CONDITIONS (ORDINANCE #40426-011916):

1. DIRECT ACCESS ONTO DALE AVENUE FOR INDIVIDUAL PARCELS SHALL NOT BE ALLOWED. ACCESS SHALL BE SHARED AND SHALL BE LIMITED TO THE GENERAL LOCATION INDICATED ON THE PARKSIDE COMMONS DEVELOPMENT PLAN DATED 5/29/2014 AND LAST REVISED 6/23/2014.
2. THE PROPOSED BUILDING SHALL BE SUBJECT TO THE FOLLOWING ARCHITECTURAL REQUIREMENTS:
 - A. ALLOWABLE SIDING MATERIALS ARE BRICK, EXTERIOR INSULATION FINISHING SYSTEM (EIFS), STONE, SPLIT FACE BLOCK, GROUND FACE CMU, WOOD AND SIMULATED WOOD PRODUCT. OTHER MATERIALS ARE ALLOWED AS ACCENT AND TRIM.
 - B. THE PROPOSED BUILDING SHALL BE DESIGNED AND CONSTRUCTED TO APPEAR ARCHITECTURALLY INTEGRATED THROUGH THE USE OF COMMON MATERIALS AND STYLE.
3. DUMPSTERS SHALL BE LOCATED BEHIND THE FRONT BUILDING LINE AND SHALL BE SCREENED WITH A WALL THAT ARCHITECTURALLY MATCHES THE BUILDING.
4. STREET TREES SHALL BE PROVIDED ALONG THE SHARED ACCESS DRIVE AT A RATE OF 1 PER 50 LINEAR FEET. ALL LANDSCAPING REQUIREMENTS WILL BE AS REQUIRED BY THE ROANOKE CITY ZONING ORDINANCE.
5. LANDSCAPING BETWEEN THE PAVED AREAS AS SHOWN IN THE CONCEPT PLAN ENTITLED, "PARKSIDE EXPRESS WASH - DALE AVENUE," DATED NOVEMBER 30, 2015 AND AMENDED DECEMBER 18, 2015 AND DALE AVENUE, S.E. WILL MEET THE REQUIREMENTS OF TABLE 648-1 PARKING AREA LANDSCAPING STANDARDS, STREET FRONTAGE BUFFERING MATERIALS OF THE ROANOKE CITY ZONING ORDINANCE.
6. THE SUBJECT PROPERTY BEING REZONED SHALL BE LIMITED TO THE FOLLOWING USES: HOTEL OR MOTEL; BUSINESS SERVICE ESTABLISHMENT; NOT OTHERWISE LISTED; FINANCIAL INSTITUTION; LABORATORY; DENTAL, MEDICAL, OR OPTICAL; LABORATORY, TESTING AND RESEARCH; MEDICAL CLINIC; OFFICE, GENERAL OR PROFESSIONAL; OFFICE, GENERAL OR PROFESSIONAL, LARGE SCALE; COMMUNITY MARKET; DRIVE-THROUGH FACILITY; DRIVE-THROUGH KIOSK; LIVE-WORK UNIT; MIXED-USE BUILDING; BAKERY, CONFECTIONARY OR SIMILAR FOOD PRODUCTION, RETAIL BUILDING SUPPLIES AND MATERIALS, RETAIL; CAR WASH, NOT ABUTTING A RESIDENTIAL DISTRICT; CAR WASH, ABUTTING A RESIDENTIAL DISTRICT; CONTRACTOR OR TRADESMAN'S SHOP, GENERAL OR SPECIAL TRADE; DRY CLEANING AND LAUNDRY PICK-UP STATION; GENERAL SERVICE ESTABLISHMENT, NOT OTHERWISE LISTED; LAUNDROMAT; PERSONAL SERVICE ESTABLISHMENT, NOT OTHERWISE LISTED IN THIS TABLE; PET GROOMING; RETAIL SALES ESTABLISHMENT, NOT OTHERWISE LISTED; AMUSEMENT, COMMERCIAL, INDOOR; CLUB, LODGE, CIVIC, OR SOCIAL ORGANIZATION; COMMUNITY CENTER, EATING ESTABLISHMENT; EATING AND DRINKING ESTABLISHMENT, NOT ABUTTING A RESIDENTIAL DISTRICT; EATING AND DRINKING ESTABLISHMENT, ABUTTING A RESIDENTIAL DISTRICT; ENTERTAINMENT ESTABLISHMENT, ABUTTING A RESIDENTIAL DISTRICT; ENTERTAINMENT ESTABLISHMENT, NOT ABUTTING A RESIDENTIAL DISTRICT; HEALTH AND FITNESS CENTER; MEETING HALL; PARK OR PLAYGROUND; PLACE OF WORSHIP; RECREATION, OUTDOOR; ARTIST STUDIO; COMMUNITY GARDEN; DAYCARE CENTER, ADULT; DAY CARE CENTER, CHILD; EDUCATIONAL FACILITIES, BUSINESS SCHOOL OR NONINDUSTRIAL TRADE SCHOOL; EDUCATIONAL FACILITIES, SCHOOL FOR THE ARTS; LIBRARY; MUSEUM; POST OFFICE; ACCESSORY USES, NOT OTHERWISE LISTED IN THIS TABLE.



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COMMONWEALTH OF VIRGINIA
CHRISTOPHER P. BURNS
Lic. No. 047338
3/14/16
PROFESSIONAL ENGINEER

PARKSIDE EXPRESS WASH
2121 DALE AVENUE, S.E.
LAYOUT & UTILITY PLAN
CITY OF ROANOKE, VIRGINIA

DRAWN BY BTC
DESIGNED BY BTC
CHECKED BY CPB
DATE 2-5-2016
SCALE 1"=20'
REVISIONS:
3-14-2016

SHEET NO.
C3
JOB NO. 04150069.00