

10' MIN.

TOP OF EMBANKMENT=917.0

EX. GRADE

25-YR WSE = 915.61

10-YR WSE = 915.42

2-YR WSE = 915.10

36'-IPC (15')

DEBRIS SCREEN SEE DETAIL

BASIN BOTTOM=914.0

PIPE TO EXISTING INLET IN 13TH STREET

43'-15" RCP @ 7.63%

NOT TO SCALE

REQUIRED:
MOTORCYCLE SALES
1 PER 1,000 SF NFA PLUS 3 PER SERVICE BAY
2,025 SF NFA (2,700 GFA) MOTORCYCLE SALES
0 SERVICE BAYS
2.03 PARKING SPACES REQUIRED

EATING ESTABLISHMENT
1 PER 60 SF OF SEATING AREA
475 SF SEATING AREA
7.92 PARKING SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED = 9.95 OR 10

PROPOSED:
1 HANDICAP PARKING SPACE
9 REGULAR PARKING SPACES

ZONE: CG, GENERAL COMMERCIAL

LOT AREA:	
MINIMUM	10,000 SF
MAXIMUM	130,680 SF
ACTUAL	52,620.5 SF

LOT FRONTAGE:
MINIMUM 100 FEET
ACTUAL (PURCELL AVE) 325± FEET

FRONT YARD SETBACK:
MINIMUM (13TH & PURCELL)
MAXIMUM (PURCELL)
ACTUAL (PURCELL)

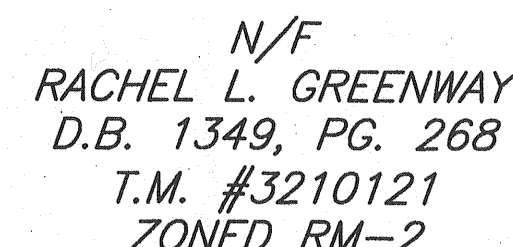
SIDE YARD & REAR YARD SETBACK:
MINIMUM 0 FEET

HEIGHT: 45 FEET

FLOOR AREA RATIO:
MAXIMUM 5.0
ACTUAL 0.7

IMPERVIOUS AREA:	
MAXIMUM	85%
ACTUAL	16%

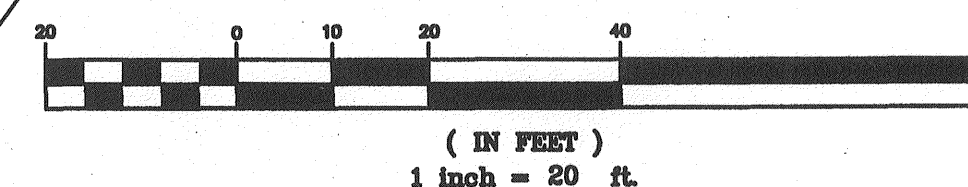
1. PRESSURE ON THE EXISTING WATER MAIN IS GREATER THAN 80 PSI. G.C. IS REQUIRED TO INSTALL A PRESSURE REDUCING VALVE ON THE CUSTOMER SIDE OF THE METER.
2. ALL PROPOSED UTILITY SERVICE LATERALS, INCLUDING ELECTRIC, WILL BE INSTALLED UNDERGROUND, PER SEC. 36.2-610.
3. AFTER ALL FEES HAVE BEEN PAID, WWA WILL PERFORM WATER & SANITARY SERVICE TAP.
4. THE ONLY LIGHTING PROPOSED FOR THIS PLAN IS SECURITY LIGHTING CONTROLLED BY MOTION SENSORS WHICH PROVIDES ILLUMINATION FOR FIFTEEN (15) MINUTES OR LESS; THEREFORE UNDER SECTION 36.2-622 OF THE ROANOKE CITY ORDINANCE, THIS PLAN IS EXEMPT FROM PROVIDING A LIGHTING PLAN.
5. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE CITY, & WWA.
6. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. EXISTING PAVEMENT TO BE SAWCUT AT LEAST 1' FROM THE EX. EP OR THE DISTANCE REQUIRED TO REACH THE FULL DEPTH OF PAVEMENT.
8. ANY WORK WITHIN THE CITY OF ROANOKE RIGHT-OF-WAY IS TO BE PERFORMED PER THE CITY OF ROANOKE RIGHT-OF-WAY EXCAVATION AND RESTORATION STANDARDS.
9. A KNOX BOX SHALL BE INSTALLED AT THE ENTRANCE TO THE BUILDING. G.C. TO COORDINATE WITH FIRE MARSHAL'S OFFICE PRIOR TO ISSUANCE OF C.O.
10. ROANOKE CITY SOLID WASTE MANAGEMENT SHALL PROVIDE 1 AUTOMATED TRASH BARREL THAT WILL BE PICKED UP ONLY ONCE PER WEEK. OWNER SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF ANY ADDITIONAL TRASH REMOVAL NECESSARY.
11. BUILDING USE AND OCCUPANCY CLASSIFICATION IS A-2 AND S-1; HYDRANT @ INTERSECTION OF ORANGE AVENUE AND 13TH STREET: STATIC=89 PSI, FLOW @ 20 PSI = 2207 GPM; HYDRANT @ INTERSECTION OF EASTERN AVENUE AND 13TH STREET - STATIC=90 PSI, FLOW @ 20 PSI = 2204 GPM. PROPOSED HYDRANT: STATIC=90 PSI, FLOW @ 20 PSI = 2200 GPM. (DERIVED FROM EXISTING HYDRANTS AND FLOW TESTS BY WWA AS GATHERED FROM WWA GIS); THE PROPOSED BUILDING IS NOT PROPOSED TO BE SPRINKLERED.
12. APPROXIMATE DRAINAGE AREA TO SWM FACILITY = 2.32 ACRES; APPROXIMATE DISTURBED AREA = 0.91 ACRES
13. DIRECT ACCESS IS NOT ALLOWED FROM 13TH STREET TO THE SUBJECT PROPERTY FOR THIS DEVELOPMENT OR ANY FUTURE DEVELOPMENT ON THIS PROPERTY.



43.0 LF OF 15" RCP @ 7.63%
 EW-1PC (15") W/ TRASH SCREEN
 ES-1 (15")
 48.0 LF OF 15" RCP @ 6.25%
 ES-1 (15")

PURCELL AVENUE, N.E. - 40' R/W
(PLATTED HOLCOMBE AVENUE)

GRAPHIC SCALE

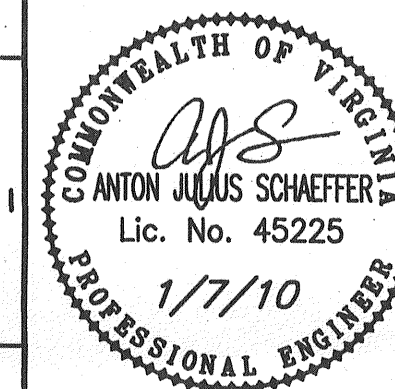


N New River Valley
Richmond
Roanoke
Shenandoah Valley

RESIDENTIAL LAND DEVELOPMENT ENGINEERING
SITE DEVELOPMENT ENGINEERING
LAND USE PLANNING & ZONING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ARCHITECTURE
STRUCTURAL ENGINEERING
GEOTECHNICAL ENGINEERING
TRANSPORTATION ENGINEERING
ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATIONS & STREAM EVALUATION

Balzer and Associates, Inc.

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



THOMAS MOTORCYCLE SHOP

LAYOUT & DIMENSIONAL PLAN

CITY OF ROANOKE, VIRGINIA

DRAWN BY A.J.S.

DESIGNED BY A.J.S.

CHECKED BY A.J.S.

DATE 10/16/2009

C SCALE 1" = 20'

REVISIONS:

11/20/2009

12/14/2009
01/07/2010

P

APPROVED

MAR 31 2010

1 **2** **3** **4** **5** **6** **7** **8** **9** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19** **20** **21** **22** **23** **24** **25** **26** **27** **28** **29** **30** **31** **32** **33** **34** **35** **36** **37** **38** **39** **40** **41** **42** **43** **44** **45** **46** **47** **48** **49** **50** **51** **52** **53** **54** **55** **56** **57** **58** **59** **60** **61** **62** **63** **64** **65** **66** **67** **68** **69** **70** **71** **72** **73** **74** **75** **76** **77** **78** **79** **80** **81** **82** **83** **84** **85** **86** **87** **88** **89** **90** **91** **92** **93** **94** **95** **96** **97** **98** **99** **100** **101** **102** **103** **104** **105** **106** **107** **108** **109** **110** **111** **112** **113** **114** **115** **116** **117** **118** **119** **120** **121** **122** **123** **124** **125** **126** **127** **128** **129** **130** **131** **132** **133** **134** **135** **136** **137** **138** **139** **140** **141** **142** **143** **144** **145** **146** **147** **148** **149** **150** **151** **152** **153** **154** **155** **156** **157** **158** **159** **160** **161** **162** **163** **164** **165** **166** **167** **168** **169** **170** **171** **172** **173** **174** **175** **176** **177** **178** **179** **180** **181** **182** **183** **184** **185** **186** **187** **188** **189** **190** **191** **192** **193** **194** **195** **196** **197** **198** **199** **200** **201** **202** **203** **204** **205** **206** **207** **208** **209** **210** **211** **212** **213** **214** **215** **216** **217** **218** **219** **220** **221** **222** **223** **224** **225** **226** **227** **228** **229** **230** **231** **232** **233** **234** **235** **236** **237** **238** **239** **240** **241** **242** **243** **244** **245** **246** **247** **248** **249** **250** **251** **252** **253** **254** **255** **256** **257** **258** **259** **260** **261** **262** **263** **264** **265** **266** **267** **268** **269** **270** **271** **272** **273** **274** **275** **276** **277** **278** **279** **280** **281** **282** **283** **284** **285** **286** **287** **288** **289** **290** **291** **292** **293** **294** **295** **296** **297** **298** **299** **300** **301** **302** **303** **304** **305** **306** **307** **308** **309** **310** **311** **312** **313** **314** **315** **316** **317** **318** **319** **320** **321** **322** **323** **324** **325** **326** **327** **328** **329** **330** **331** **332** **333** **334** **335** **336** **337** **338** **339** **340** **341** **342** **343** **344** **345** **346** **347** **348** **349** **350** **351** **352** **353** **354** **355** **356** **357** **358** **359** **360** **361** **362** **363** **364** **365** **366** **367** **368** **369** **370** **371** **372** **373** **374** **375** **376** **377** **378** **379** **380** **381** **382** **383** **384** **385** **386** **387** **388** **389** **390** **391** **392** **393** **394** **395** **396** **397** **398** **399** **400** **401** **402** **403** **404** **405** **406** **407** **408** **409** **410** **411** **412** **413** **414** **415** **416** **417** **418** **419** **420** **421** **422** **423** **424** **425** **426** **427** **428** **429** **430** **431** **432** **433** **434** **435** **436** **437** **438** **439** **440** **441** **442** **443** **444** **445** **446** **447** **448** **449** **450** **451** **452** **453** **454** **455** **456** **457** **458** **459** **460** **461** **462** **463** **464** **465** **466** **467**

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JOB NO. R0900113.00