CITY OF ROANOKE, VIRGINIA

PRIVATE SITE IMPROVEMENT PLANS

FOR

VALVOLINE INSTANT OIL CHANGE

ROANOKE, VA 24014

NOVEMBER 2019

Sheet List Table	
Sheet Number	Sheet Title
C1.0	TITLE
C2.0	EX. CONDITIONS & DEMOLITION PLAN
C3.0	ESC PLAN AND SWPPP
C3.1	SWPPP NOTES
C3.2	EROSION AND SEDIMENT CONTROL NARRATIVE
C3.3	ESC AND SWPPP DETAILS
C4.0	SITE PLAN
C4.1	TRAFFIC MANAGEMENT PLAN
C5.0	GRADING PLAN
C5.1	DRAINAGE STRUCTURE DETAILS
C5.2	STORM PROFILES
C6.0	UTILITY PLAN
C6.1	UTILITY PLAN DETAILS
C7.0	CONSTRUCTION DETAILS
C7.1	DUMPSTER ENCLOSURE DETAILS
C8.0	PHOTOMETRIC PLAN
L-1.0	LANDSCAPE PLAN
L-2.0	IRRIGATION PLAN

Sewer line SDR Zle Diemond Plastics Sever drop Scheduk HO Concrete Specialties Manhole AVK Model 27-80 Hydrant JCM 2" valve Lo"valve McDonald

VICINITY MAP NTS

CHARLOTTESVILLE

RICHMOND

City of Roanoke Planning, Building, & Development COMPREHENSIVE DEVELOPMENT PLAN FIELD REVISION

Development Review 9 Ridden 2019.11.18

Engineer 15:50:05-05'00'

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: VIRGINIA ONE CALL AT 811 OR (800) 552-7001 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF VIRGINIA ONE CALL.

City of Roanoke APPROVED to construction.

Planning, Building, & Development COMPREHENSIVE DEVELOPMENT PLAN Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior

DEVELOPER: VALVOLINE INSTANT OIL CHANGE 100 VALVOLINE WAY LEXINGTON, KY 40509

> CONTACT: JERRETT VANCE PHONE: (859) 357-2198

CONSTRUCTION MANAGER 100 VALVOLINE WAY LEXINGTON, KY 40509 **CONTACT: JERETT VANCE** PHONE: (859) 357-2198 EMAIL: JVANCE@VALVOLINE.COM

ARCHITECT:

ENGINEER: CESO, INC.

EMAIL: JVANCE@VALVOLINE.COM

CESO, INC. 2800 CORPORATE EXCHANGE DR. SUITE 175 MONTROSE WEST AVE. SUITE 400 COLUMBUS, OH 43231 AKRON, OH 44321 CONTACT: BEN RIHA CONTACT: JORDAN FLEISCHMAN PHONE (330) 396-5669 PHONE: (614) 942-3020 EMAIL: RIHA@CESOINC.COM EMAIL: FLEISCHMAN@CESOINC.COM

GOVERNING AGENCIES AND UTILITY COMPANIES

VARIOUS UTILITIES THAT DO WORK WITHIN VARIOUS PARTS OF THE CITY/COUNTY ARE LISTED BELOW AS AN INITIAL AID TO THE ENGINEER. PLEASE VERIFY LOCAL UTILITIES IN THE VICINITY OF

WESTERN VIRGINIA WATER **AUTHORITY** 601 S. JEFFERSON ST ROANOKE, VA 24011 PHONE: (540) 853-5700

GAS SERVICE: ROANOKE GAS COMPANY CUSTOMER SERVICE: (540)777-397 EMERGENCY: (540)777-0623

ELECTRIC: WESTERN VIRGINIA WATER AUTHORITY CUSTOMER SERVICE: (800) 710-4237 601 S. JEFFERSON ST EMERGENCY: (800) 672-2231 ROANOKE, VA 24011 PHONE: (540) 853-5700

STORMWATER:

COMMUNICATIONS: CITY OF ROANOKE COX COMMUNICATION (CABLE) 215 CHURCH AVE CUSTOMER SERVICE: (866)456-9944 ROANOKE, VA 24011 PHONE: (540) 853-6501

VERIZON (TELEPHONE) CUSTOMER SERVICE: (888)328-8033

ZONING: CITY OF ROANOKE 215 CHURCH AVE ROANOKE, VA 24011 PHONE: (540) 853-1334

PROPERTY DATA:

PARCEL OWNER:

BRIXMOR GA APOLLO 1 SUB HOLDINGS, LLC

PARCEL ID:

ADDRESS:

4210 FRANKLIN RD SW ROANOKE, VA 24014

PROPERTY AREA:

20,037.6 SQ. FT. (0.46 AC.)

ZONING:

CG (GENERAL COMMERCIAL)

EXISTING USE:

ASPHALT PAVED PARKING LOT

MOTOR VEHICLE REPAIR AND SERVICE WITH DRIVE-THRU

PROPOSED

PROPOSED USE:

BUILDING SETBACKS 0'-30' SIDE: REAR:

PARKING SETBACKS/REQUIREMENTS

SIDE: STALL DIMENSIONS: 9' X 18' 9' X 18' 22.5 MAXIMUM BUILDING HEIGHT:

MAXIMUM LOT COVERAGE:

PARKING CALCULATION: **TOTAL PARKING SPACES:** 3 MIN / 5 MAX ADA PARKING SPACES:

1.5 (SPACES/BAY) x 2 (BAYS) = 3 SPACES MIN 3 x 150% = 4.5 => 5 SPACES MAX

STACKING SPACES:

2 PER LANE

3 PER LANE

59%

1. THIS PROJECT IS SUBJECT TO THE SUPPLEMENTAL REGULATIONS AS SET FORTH IN

SECTION 36.2-409. THE PROJECT IS IN COMPLIANCE WITH ALL REQUIREMENTS. 2. THIS PROJECT IS SUBJECT TO THE SUPPLEMENTAL REGULATIONS AS SET FORTH IN SECTION 36.2-419. THE PROJECT IS IN COMPLIANCE WITH ALL REQUIREMENTS.

WVWA WATER AND SEWER NOTES

- 1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) AVAILABLE AT WWW.WESTERNVAWATER.ORG OR BY CONTACTING THE (E.G., VDOT, DEQ, DCR, VDH, ETC.) WHERE APPLICABLE.
- A MINIMUM COVER OF THREE (3) FEET IS REQUIRED ON ALL WWWA WATER AND SEWER LINES. 3. ALL EXISTING UTILITIES MAY NOT BE SHOWN IN THEIR EXACT LOCATIONS. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AND SHALL VERIFY LOCATION
- AND ELEVATION OF ALL UNDERGROUND UTILITIES IN THE AREAS OF CONSTRUCTION PRIOR TO STARTING WORK.
- 4. PLEASE SHOW ALL WWWA WATER AND SEWER UTILITIES ON ANY DEVELOPMENT PLAN
- 5. THE LOCATION OF EXISTING UTILITIES ACROSS OR ALONG THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL ON HIS OWN INITIATIVE AND AT NO EXTRA COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AND POTHOLE AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. ALL DAMAGE INCURRED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 6. PLAN APPROVAL BY THE WWWA DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE OR RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.
- SHALL COMPLY WITH THE CURRENT VIRGINIA UNIFORM STATEWIDE BUILDING CODE (INCLUDING AMENDMENTS). 8. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF •••• LEARANCE VERTICALLY AND TWO (2) FOOT MINIMUM HORIZONTALLY FROM THE OUTSIDE OF PIPE TO OUTSIDE OF PIPE WITH ALL OTHER UNDERGROUND UTILITIES. WHERE THIS CANNOT BE ACHIEVED, ADDITIONAL MEASURES IN ACCORDANCE WITH WWWA STANDARDS SHALL BE ENFORCED.

7. ALL PRIVATE UTILITY CONSTRUCTION, I.E. PIPING, VALVES, HYDRANTS, METERS AND BOXES, CLEAN OUTS, SANITARY SEWER MANHOLES, BEDDING, ETC.

9. ALL UTILITY GRADE ADJUSTMENTS SHALL BE IN ACCORDANCE WITH WVWA STANDARDS AND ARE THE RESPONSIBILITY OF THE CONTRACTOR. 10. FIELD CHANGES SHALL BE SUBMITTED BY THE ENGINEER OF RECORD TO THE LOCALITY AND APPROVED BY THE WWWA.

** HORIZONTAL DATUM: NAD83 - VA83 - SF, US FOOT

SURVEY PROVIDED BY:

CESO PROVIDES NO GUARANTEE TO THE

ACCURACY OF THE SURVEY PROVIDED BY HURT

& PROFFITT. CONTRACTOR TO VERIFY EXISTING

CONDITIONS PRIOR TO BID AND CONSTRUCTION.

ELEVATION*

1161.11

1165.99

HURT & PROFFITT

PHONE: (434) 847-7796

FAX: (434) 847-0047

BM #1

BM #2

* VERTICAL DATUM: NAVD88

25524 LANGHORNE ROAD

CONTACT: J.F. SCHUPPE, LS

LYNCHBURG, VA 24501

Contractor: Brackenridge 6-22-2020

FLOODPLAIN NOTE:

EFFECTIVE DATE 9/28/2007.

FEET. SEE MAP, SHEET C3.0.

BENCHMARK

EASTING**

11055519.40

NORTHING**

3608139.47

3608351.10

THE ENTIRE LEASED SITE BOUNDARY FALLS

HAZARD) AND IS OUTSIDE THE LIMITS OF THE

100-YEAR FLOOD BOUNDARY AS DESNATED

SUBJECT PARCEL FALLS UNDER A SPECIAL

WITH A BASE FLOOD ELEVATION OF 1139

FLOOD HAZARD AREA DESIGNATED ZONE AE

DESCRIPTION

TEMPORARY SURVEY CONTROL: 60D NAIL

TEMPORARY SURVEY CONTROL: 60D NAIL

BY FEMA MAP PANEL 51161C0252G,

*THE PARCEL TO THE NORTH OF THE

UNDER ZONE X (AREA OF MINIMAL FLOOD

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AS NOTED

08/22/2019 Drawing Title