

CITY OF ROANOKE, VIRGINIA
PRIVATE SITE IMPROVEMENT PLANS
FOR
VALVOLINE INSTANT OIL CHANGE
ROANOKE, VA 24014
NOVEMBER 2019

DEVELOPER:
VALVOLINE INSTANT OIL CHANGE
100 VALVOLINE WAY
LEXINGTON, KY 40509
CONTACT: JERRETT VANCE
PHONE: (859) 357-2198
EMAIL: JVANCE@VALVOLINE.COM

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

ENGINEER:
CESO, INC.
2800 CORPORATE EXCHANGE DR. SUITE 160
COLUMBUS, OH 43231
CONTACT: JORDAN FLEISCHMAN
PHONE: (614) 942-3020
EMAIL: FLEISCHMAN@CESOINC.COM

ARCHITECT:
CESO, INC.
175 MONTROSE WEST AVE. SUITE 400
AKRON, OH 44321
CONTACT: BEN RIHA
PHONE: (330) 396-5669
EMAIL: RIHA@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 THE SITE AND INCLUDE THEIR CONTACT INFORMATION ON THE PLANS ACCORDING TO THE FOLLOWING FORMAT:

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

GAS SERVICE:
ROANOKE GAS COMPANY
CUSTOMER SERVICE: (540) 777-3971
EMERGENCY: (540) 777-0623

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

ELECTRIC:
APPALACIAN POWER
CUSTOMER SERVICE: (800) 710-4237
EMERGENCY: (800) 672-2231

STORMWATER:
CITY OF ROANOKE
215 CHURCH AVE
ROANOKE, VA 24011
PHONE: (540) 853-6501

COMMUNICATIONS:
COX COMMUNICATION (CABLE)
CUSTOMER SERVICE: (866) 456-9944
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: BRIMMOR GA APOLLO 1 SUB HOLDINGS, LLC
PARCEL ID: 5470116
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
PROPOSED USE: MOTOR VEHICLE REPAIR AND SERVICE WITH DRIVE-THRU

	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONT:	0'-30'	16'
SIDE:	0'	39'
REAR:	0'	17'

PARKING SETBACKS/REQUIREMENTS		
FRONT:	5'	5'
SIDE:	5'	5'
REAR:	5'	5'
STALL DIMENSIONS:	9' X 18'	9' X 18'

MAXIMUM BUILDING HEIGHT:	NONE	22.5'
MAXIMUM LOT COVERAGE:	85%	59%

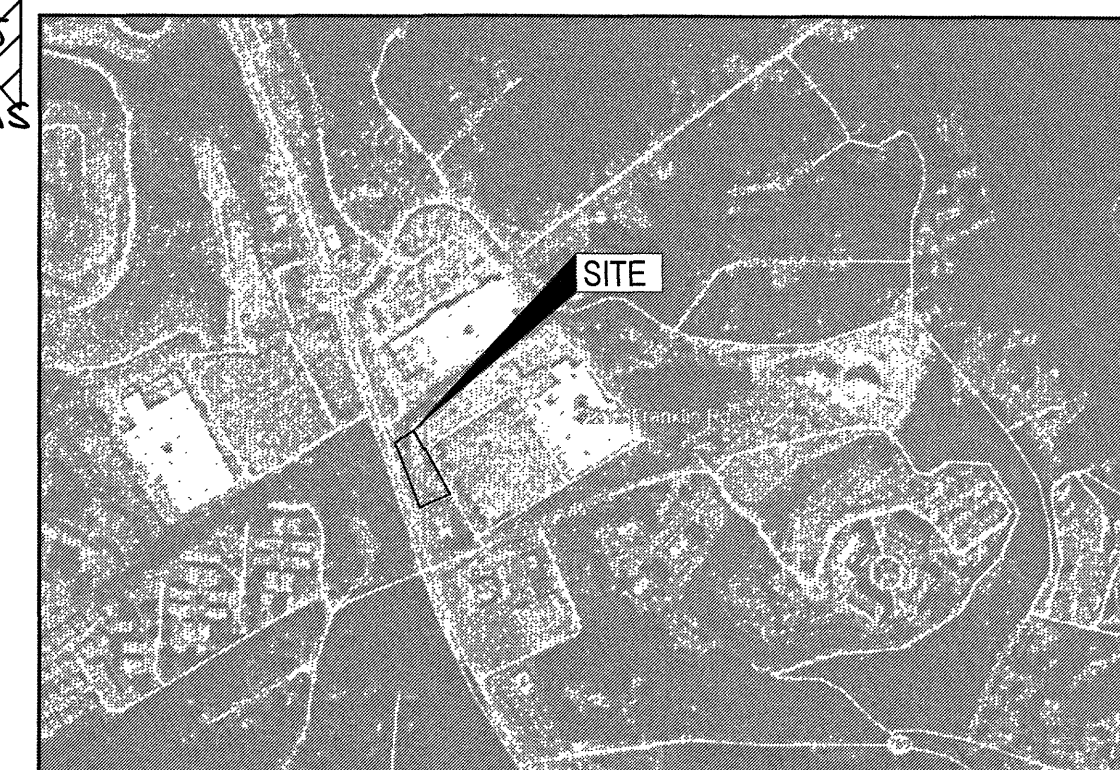
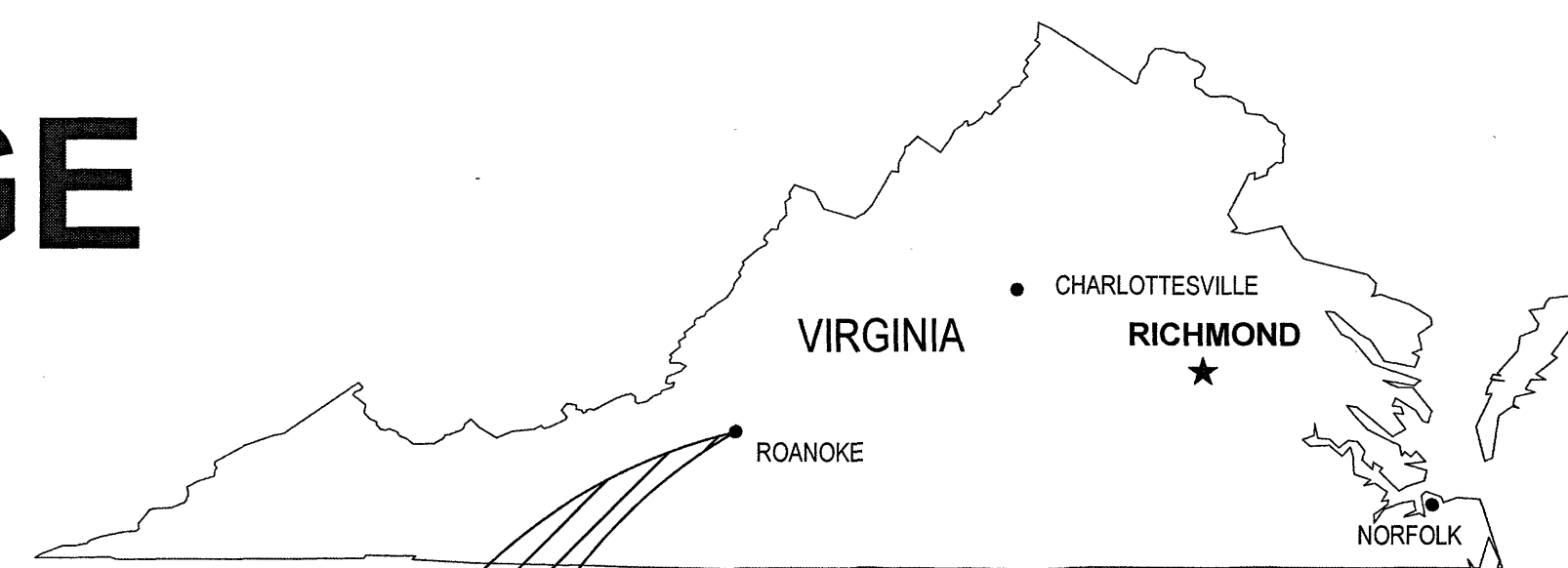
PARKING CALCULATION:		
TOTAL PARKING SPACES:	3 MIN / 5 MAX	9
ADA PARKING SPACES:	1	1
	1.5 (SPACES/BAY) x 2 (BAYS) = 3 SPACES MIN	
	3 x 150% = 4.5 => 5 SPACES MAX	

STACKING SPACES:	2 PER LANE	3 PER LANE
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- NOTES:
- THIS PROJECT IS SUBJECT TO THE SUPPLEMENTAL REGULATIONS AS SET FORTH IN SECTION 36.2-409. THE PROJECT IS IN COMPLIANCE WITH ALL REQUIREMENTS.
 - THIS PROJECT IS SUBJECT TO THE SUPPLEMENTAL REGULATIONS AS SET FORTH IN SECTION 36.2-419. THE PROJECT IS IN COMPLIANCE WITH ALL REQUIREMENTS.

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

Materials
Sewer line SDR 26 Diamond Plastics
Sewer drop Schedule 40
Manhole Concrete Specialties
Hydrant AVK Model 27-80 2018 #13456
Saddle JCM
2" valve AVK turn off to right 8 turns
6" valve AVK turn off to right 18 turns
Sitter McDonald



VICINITY MAP
NTS

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
FIELD REVISION
APPROVED
Development Review Engineer: [Signature] 2019.11.18 15:50:05-0500' Date

SURVEY PROVIDED BY:
HURT & PROFFITT
25524 LANGHORNE ROAD
LYNCHBURG, VA 24501
CONTACT: J.F. SCHUPPE, LS
PHONE: (434) 847-7796
FAX: (434) 847-0047

FLOODPLAIN NOTE:
THE ENTIRE LEASED SITE BOUNDARY FALLS UNDER ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND IS OUTSIDE THE LIMITS OF THE 100-YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA MAP PANEL 51161C0252G, EFFECTIVE DATE 9/28/2007.

*THE PARCEL TO THE NORTH OF THE SUBJECT PARCEL FALLS UNDER A SPECIAL FLOOD HAZARD AREA DESIGNATED ZONE AE WITH A BASE FLOOD ELEVATION OF 1139 FEET. SEE MAP, SHEET C3.0.

BENCHMARK				
	ELEVATION*	NORTHING**	EASTING**	DESCRIPTION
BM #1	1161.11	3608139.47	11055519.40	TEMPORARY SURVEY CONTROL: 60D NAIL
BM #2	1165.99	3608351.10	11055444.04	TEMPORARY SURVEY CONTROL: 60D NAIL

* VERTICAL DATUM: NAVD88
** HORIZONTAL DATUM: NAD83 - VA83 - SF, US FOOT



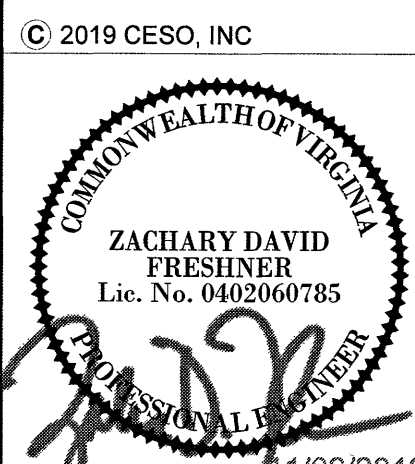
FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: VIRGINIA ONE CALL AT 811 OR (800) 652-7001 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF VIRGINIA ONE CALL.

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.
Agent, Planning Commission: [Signature]
Development Engineer: [Signature] 2019.10.08 15:51:05-0400'
Zoning Administrator: [Signature] 2019.10.08 15:51:05-0400'



11/06/2019	10/17/2019	08/20/2019	07/19/2019	06/18/2019	04/26/2019	10/22/2018	Date
VOOT COMMENTS	CONSTRUCTION SET	BID SET	CITY COMMENTS	VOOT COMMENTS	CITY COMMENTS	OWNER REVIEW	Revisions/Submissions
							No

VALVOLINE INSTANT OIL CHANGE
4210 FRANKLIN RD. SW
ROANOKE, VA 24014



Project No. 755234
Scale AS NOTED
Drawn JMJ
Checked JTF
Date 08/22/2019
Drawing Title
TITLE
Drawing No. C1.0

As built's Contractor: Brackenridge 6-22-2020 Bruce Peters