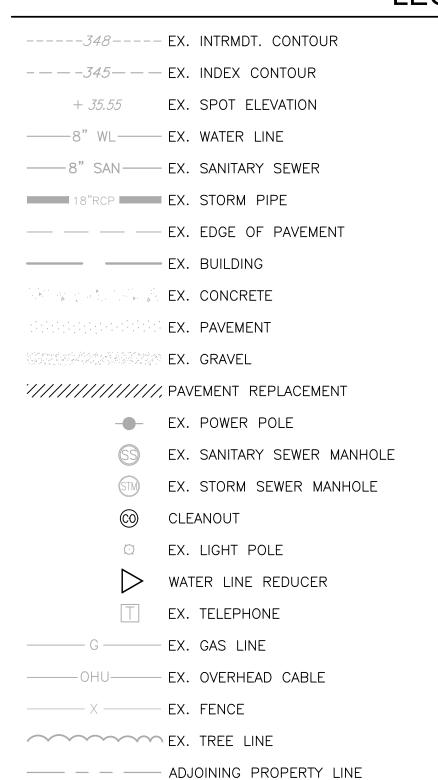
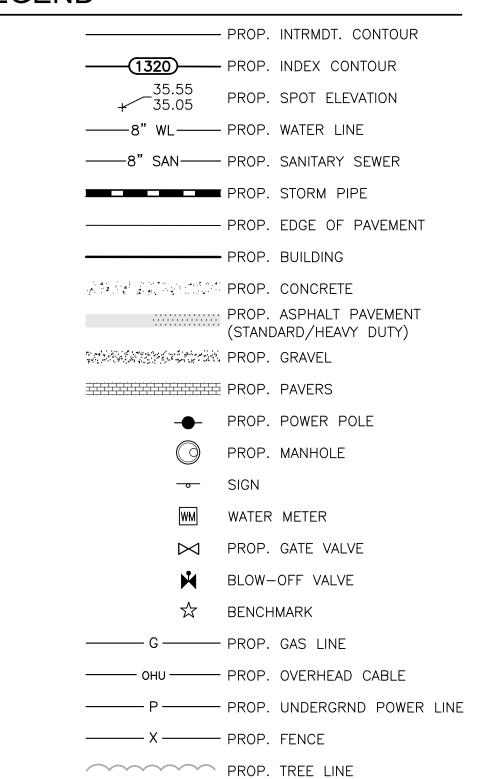


#### LEGEND



EXISTING ROAD MONUMENTS



## **ABBREVIATIONS**

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

## **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

## CITY OF ROANOKE & UTILITY CONTACTS:

<u>CITY OF ROANOKE DEVELOPMENT REVIEW COORDINATOR</u> - ADRIAN GILBERT (540) 853-5796 ROANOKE GAS COMPANY - ED PAINTER (540) 777-3801

<u>VERIZON</u> – WILLARD DIETZ (540) 265–7510

AMERICAN ELECTRIC POWER - KEITH FREEMAN (540) 427-3643 WESTERN VIRGINIA WATER AUTHORITY - AARON SHEARER (540) 283-2941

# THE AUTO SUPERSTORE

# 2839 PETERS CREEK ROAD CITY OF ROANOKE, VIRGINIA 24019

## SHEET INDEX

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C3.0	EX. CONDITIONS & DEMO PLAN	C16.0	EXTERIOR LIGHTING PLAN
C4.0	LAYOUT PLAN	C17.0	EXTERIOR LIGHTING CUTSHEETS
C5.0	UTILITY PLAN	C18.0	GENERAL NOTES 1
C6.0	GRADING PLAN	C19.0	GENERAL NOTES 2
C6.1	FILL AREA	C20.0	SITE DETAILS 1
C7.0	CAR CARRIER MOVEMENT EXHIBIT	C21.0	SITE DETAILS 2
C8.0	PETERS CREEK R.O.W. IMPROVEMENTS	C22.0	SITE DETAILS 3
C9.0	E.S.C. PLAN - PHASE 1	C23.0	SITE DETAILS 4
C10.0	E.S.C. PLAN - PHASE 2	C24.0	CITY OF ROANOKE DETAILS
C11.0	E.S.C. NOTES & SOILS INFORMATION	C25.0	VDOT DETAILS
C12.0	E.S.C. DETAILS	C26.0	REGIONAL W.V.W.A. DETAILS
C13.0	STORM PROFILES		

## WESTERN VIRGINIA WATER AUTHORITY NOTES:

AVAILABILITY No.: 18-365

A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE WESTERN VIRGINIA WATER AUTHORITY TO BE HELD AT LEAST ONE (1) DAY PRIOR TO ANY CONSTRUCTION OF THE APPROVED WATER AND SANITARY SEWER FACILITIES.

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED ON ALL WVWA WATER AND SEWER LINES ..

ALL SANITARY SEWER AND WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS, MANHOLES, ETC. AFTER PAVING AND ADJUSTING TO FINAL GRADE IF

ALL EXISTING UTILITIES MAY NOT BE SHOWN OR MAY NOT BE SHOWN IN THE EXACT LOCATION. 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.

ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT-OF-WAYS SHALL BE COMPACTED ACCORDING TO CITY OF ROANOKE STANDARDS. LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL REFER TO THE WESTERN VIRGINIA WATER AUTHORITY STANDARD WATER AND SEWER REGULATIONS FOR CONSTRUCTION DETAILS AND INSTALLATION METHODS AS REQUIRED TO COMPLETE THE PROPOSED UTILITY FACILITIES AS INDICATED BY THESE DRAWINGS. FIELD CHANGES SHALL BE SUBMITTED BY THE ENGINEER OF RECORD TO THE LOCALITY AND BE APPROVED BY THE WVWA.

THE CONTRACTOR SHALL PROVIDE THE WESTERN VIRGINIA WATER AUTHORITY WITH CORRECT AS-BUILT PLANS PRIOR TO SUBSTANTIAL COMPLETION OF ANY NEW PUBLIC EXTENSIONS.

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS ND SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) AVAILABLE AT WWW.WESTERNVAWATER.ORG OR BY CONTACTING THE AUTHORITY AT (540) 853-5700. THE PROJECT SHALL ALSO COMPLY WITH THE GOVERNING JURISDICTION'S STANDARDS AND OTHER AGENCY'S STANDARDS (E.G. VDOT, DEQ, DCR, VDH, ETC.) WHERE

PLAN APPROVAL BY THE WVWA DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE OR RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.

ALL PRIVATE UTILITY CONSTRUCTION, I.E. PIPING, VALVES, HYDRANTS, METERS AND BOXES, CLEAN OUTS, SANITARY SEWER MANHOLES, BEDDING, ETC. SHALL COMPLY WITH THE CURRENT VIRGINIA UNIFORM STATEWIDE BUILDING CODE (INCLUDING AMENDMENTS).

THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE 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 WVWA STANDARDS

ALL UTILITY GRADE ADJUSTMENTS SHALL BE IN ACCORDANCE WITH WVWA STANDARDS AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.

WATER MAINS SHALL BE MINIMUM CLASS 350 DUCTILE IRON IN ACCORDANCE TO AWWA C151 OR DR-14 PVC IN ACCORDANCE WITH AWWA C-900. WATER LATERALS FROM THE METER TO THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE

THE CONSTRUCTION OF THE PROPOSED PUBLIC WATER MAIN AND ALL COMMERCIAL SERVICES SHALL BE IN COMPLIANCE WITH THE CURRENT WESTERN VIRGINIA WATER AUTHORITY REGULATIONS. REFER TO THESE REGULATIONS FOR COMPLETE DETAILS AND INSTALLATION METHODS.

COMMERCIAL SANITARY SEWER LATERAL SHALL BE MINIMUM 6" PIPE INSTALLED AT SLOPES AS SHOWN ON THE PLAN.

PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT

NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.

THE LATERALS AND REQUIRED FITTINGS LOCATED WITHIN A PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT SHALL BE OF THE SAME TYPE OF MATERIAL AS THE MAINLINE SEWER PIPE.

THE CONSTRUCTION OF THE PROPOSED PUBLIC SEWER MAIN AND ALL COMMERCIAL SERVICES SHALL BE IN COMPLIANCE WITH THE CURRENT WESTERN VIRGINIA WATER AUTHORITY REGULATIONS. REFER TO THESE REGULATIONS FOR COMPLETE DETAILS AND INSTALLATION METHODS.

ALL SANITARY SEWER PIPING SHALL BE PVC (POLYVINYL CHLORIDE) MANUFACTURED IN ACCORDANCE WITH ASTM DESIGNATION 3034-77 (SDR 35) UNLESS OTHERWISE NOTED ON THE PLANS/PROFILES. ALL MANHOLE FRAMES AND COVERS SHALL BE WATERTIGHT AND ALL COVERS SHALL BE BOLT-DOWN MANHOLE COVERS (SEE DETAIL S-05 AND S-06) WHERE APPLICABLE.

### 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

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.

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

CONSTRUCTION ENTRANCE: THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION RELATED EGRESS FROM THE SITE. SIZE AND

BARRICADES/DITCHES: THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPER AND

REMAINS FREE OF MUD. DIRT. DUST. AND/OR ANY TYPE OF CONSTRUCTION MATERIALS OR LITTER AT ALL TIMES.

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 & ZONING SUMMARY:

CITY OF ROANOKE, VIRGINIA P.O. BOX 1451 ROANOKE, VIRGINIA 24007

> TOTAL EXISTING LOT SIZE: ±11.81 AC. PROPOSED USE: MOTOR VEHICLE SALES AND SERVICE ESTABLISHMENT

**DEVELOPER:** 

CARMAX THE AUTO SUPERSTORE, INC.

12800 TUCKAHOE CREEK PARKWAY

ZONING: CLS W/ CONDITIONS (PER ORD. #41452-052019)

\_\_\_\_\_

MINIMUM / MAXIMUM LOT AREA: 43,560 SF / NO MAX.

TAX MAP NUMBERS: 6410104, 6410105, 6410106

LOT AREA PROVIDED: 11.81 AC

MINIMUM / MAXIMUM LOT FRONTAGE: 150' / NO MAX.

LOT FRONTAGE PROVIDED:

PETERS CREEK ROAD: ±545'

FRONT YARD MINIMUM / MAXIMUM SETBACK: 0' / NONE SIDE YARD SETBACK: 0' REAR YARD SETBACK: 0

MAXIMUM BUILDING HEIGHT: 1' FOR EACH FOOT OF SETBACK FROM ANY ABUTTING RESIDENTIAL LOT

FLOOR AREA RATIO MAX: 5.0

FLOOR AREA RATIO PROVIDED: ±0.015

IMPERVIOUS SURFACE AREA MAX: 80%

IMPERVIOUS SURFACE AREA PROVIDED: ±23%

MINIMUM TREE CANOPY REQUIRED: 10% OF LOT AREA (DISTURBED)

TREE CANOPY PROVIDED: 10%

PROFFERED CONDITION (PER ORD. #41452-052019)

1) THE PROPERTY WILL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE DEVELOPMENT PLAN PREPARED BY BALZER & ASSOCIATES, INC. ENTITLED "CARMAX-EXHIBIT A" DATED MARCH 25, 2019, SUBJECT TO ANY CHANGES THAT MAY BE REQUIRED B THE CITY OF ROANOKE DURING COMPREHENSIVE DEVELOPMENT PLAN REVIEW.

CONSTRUCTION USE GROUP: MIXED OCCUPANCY

CONSTRUCTION TYPE: B/S-1 AND TYPE II-B

\_\_\_\_\_

OFF-STREET PARKING REQUIRED: 1 PER 750 SF NET FLOOR AREA 7,590 S.F. OF GROSS FLOOR AREA ±5,693 SF NET FLOOR AREA

\_\_\_\_\_\_

MAXIMUM OFF-STREET PARKING ALLOWED: 12 PARKING SPACES (150% OF MIN. REQUIRED OFF-STREET PARKING SPACES

50 PERVIOUS PARKING SPACES PROVIDED ABOVE 12 MAX ALLOWED

OFF-STREET PARKING PROVIDED: 62 CUSTOMER/EMPLOYEE PARKING SPACES INCLUDING HC

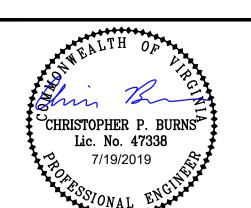
8 SPACES REQUIRED

OFF-STREET HANDICAPPED PARKING SPACES REQUIRED: 3 SPACES

PROVIDED: 3 SPACES

LOADING SPACES REQUIRED: 1 SPACE PROVIDED: 1 SPACE **ENGINEERS / SURVEYORS** Roanoke / Richmond New River Valley / Staunton Harrisonburg / Lynchburg www.balzer.cc

1208 Corporate Circle Roanoke, VA 24018 540.772.9580



NOT RELEASED FOR CONSTRUCTION

LATEST DA/PC DAXX-XXX/ PCXX-XXX

**DRAWN BY:** BALZER & ASSOC. / BTC

CHECKED BY: BALZER & ASSOC. / CPB REV#| DATE | DESCRIPTION |BY  $1 \mid 5/5/19 \mid \mathsf{CLIENT} \; \mathsf{REV}. \quad \mid \mathsf{BTC}$ 

2 | 6/10/19 | LOCALITY REV. | BTC

3	7/19/19	PLAN REVISION	вто

S 2 K 04180107.00 PROJECT NO. 21 MARCH 2019 SHEET TITLE COVERSHEET

CITY OF ROANOKE APPROVAL BLOCK



SITE PLAN #: CP19-00XX