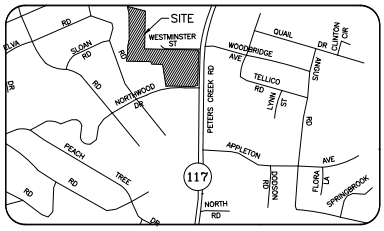
DUNCAN BMW

2006 PETERS CREEK ROAD NW
CITY OF ROANOKE, VIRGINIA

VICINITY MAP

NTS



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LEGEND

EX. INTRMDT. CONTOUR	PROP. INTRMDT. CONTOUR
EX. INDEX CONTOUR	PROP. INDEX CONTOUR
EX. SPOT ELEVATION	PROP. SPOT ELEVATION
EX. WATER LINE	PROP. WATER LINE
EX. SANITARY SEWER	PROP. SANITARY SEWER
EX. STORM PIPE	PROP. STORM PIPE
EX. EDGE OF PAVEMENT	PROP. EDGE OF PAVEMENT
EX. BUILDING	PROP. BUILDING
EX. CONCRETE	PROP. CONCRETE
EX. PAVEMENT	PROP. ASPHALT PAVEMENT (STANDARD/HEAVY DUTY)
EX. GRAVEL	PROP. GRAVEL
PAVEMENT REPLACEMENT	PROP. PAVERS
EX. POWER POLE	PROP. POWER POLE
EX. SANITARY SEWER MANHOLE	PROP. MANHOLE
EX. STORM SEWER MANHOLE	SIGN
CLEANOUT	WATER METER
EX. LIGHT POLE	PROP. GATE VALVE
WATER LINE REDUCER	BLOW-OFF VALVE
EX. TELEPHONE	BENCHMARK
EX. GAS LINE	PROP. GAS LINE
EX. OVERHEAD CABLE	PROP. OVERHEAD CABLE
EX. FENCE	PROP. UNDERGRND POWER LINE
EX. TREE LINE	PROP. FENCE
ADJOINING PROPERTY LINE	PROP. TREE LINE
EXISTING ROAD MONUMENTS	SITE PROPERTY LINE

ABBREVIATIONS

AHFH	ARROW HEAD TOP OF FIRE HYDRANT	EVCS	END VERT. CURVE STA.	RR	RAILROAD
APPROX	APPROXIMATE	EW	ENDWALL	RYS	REAR YARD SETBACK
ASPH	ASPHALT	EXIST	EXISTING	SAN	SANITARY
BC	BACK OF CURB	FDN	FOUNDATION	SBL	SOUTH BOUND LANE
BIT	BITUMINOUS	FF	FINISHED FLOOR	SD	STORM DRAIN
BLDG	BUILDING	FG	FINISH GRADE	SECT	SECTION
BLK	BLOCK	GBE	GRADE BREAK ELEVATION	SE	SLOPE EASEMENT
BM	BENCHMARK	GBS	GRADE BREAK STATION	SS	SANITARY SEWER
BS	BOTTOM OF BOTTOM STEP	HOA	HOMEOWNERS ASSOCIATION	SSD	STOPPING SIGHT DISTANCE
BVCE	BEGIN VERT. CURVE ELEV.	HPT	HIGH POINT	SSE	SANITARY SEWER EASEMENT
BVCS	BEGIN VERT. CURVE STA.	HSD	HEADLIGHT SIGHT DISTANCE	STA	STATION
BW	BOTTOM OF WALL	INTX	INTERSECTION	STD	STANDARD
CB	CINDER BLOCK	INV	INVERT	STO	STORAGE
C&G	CURB & GUTTER	IP	IRON PIN	SYS	SIDE YARD SETBACK
CMP	CORRUGATED METAL PIPE	LT	LEFT	TBM	TEMPORARY BENCHMARK
CONC	CONCRETE	LVC	LENGTH OF VERTICAL CURVE	TBR	TO BE REMOVED
COR	CORNER	MH	MANHOLE	TC	TOP OF CURB
DBL	DOUBLE	MIN	MINIMUM	TEL	TELEPHONE
DEFL	DEFLECTION	MBL	MINIMUM BUILDING LINE	TRANS	TRANSFORMER
DI	DROP INLET	MON	MONUMENT	TS	TOP OF TOP STEP
DIA	DIAMETER	NBL	NORTH BOUND LANE	TW	TOP OF WALL
DE	DRAINAGE EASEMENT	PROP	PROPOSED	TYP	TYPICAL
ELEC	ELECTRIC	PUE	PUBLIC UTILITY EASEMENT	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
ELEV	ELEVATION	PWY	PAVEMENT		
ENTR	ENTRANCE	R	RADIUS	VERT	VERTICAL
EP	EDGE OF PAVEMENT	RT	RIGHT	WBL	WEST BOUND LANE
EVCE	END VERT. CURVE ELEV.	R.O.W.	RIGHT OF WAY	WVWA	WESTERN VIRGINIA WATER AUTHORITY
		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 JANUARY 2020.

CITY OF ROANOKE & UTILITY CONTACTS:

CITY OF ROANOKE DEVELOPMENT REVIEW COORDINATOR – ADRIAN GILBERT (540) 853-5796

ROANOKE GAS COMPANY – ED PAINTER (540) 777-3801

VERIZON – WILLARD DIETZ (540) 265-7510

AMERICAN ELECTRIC POWER – KEITH FREEMAN (540) 427-3643

WESTERN VIRGINIA WATER AUTHORITY – MARGARET PEARSON (540) 283-2941

CITY OF ROANOKE TRAFFIC ENGINEER – HONG LIU (540) 853-2676

WESTERN VIRGINIA WATER AUTHORITY NOTES:

AVAILABILITY No.: XX-XXX

GENERAL NOTES:
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 NECESSARY.

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 NO 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 APPLICABLE.

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 SHALL BE ENFORCED.

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

WATER NOTES:
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.

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

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 PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT

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.

CONSTRUCTION ENTRANCE: THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION RELATED EGRESS FROM THE SITE. SIZE AND 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 REMAINS FREE OF MUD, DIRT, DUST, AND/OR ANY TYPE OF CONSTRUCTION MATERIALS OR LITTER AT ALL TIMES.

BARRICADES/DITCHES: THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPER AND NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.

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.

Asbuilts - 11/22/22
Inspector- Brian Whitenack
Contractor- Hubbard Excavating

SITE & ZONING SUMMARY:

OWNER: NORTHBRIDGE PROPERTIES LLC
2050 ROANOKE STREET
CHRISTIANSBURG, VIRGINIA 24073

SITE ADDRESS: 2006 PETERS CREEK RD NW
ROANOKE, VA 24018

TAX MAP NUMBERS: 6141403, 6140609, 6140610, 6140612

TOTAL EXISTING LOT SIZE: 6141403 – 5.59 AC. ±
6140609 – 0.58 AC. ±
6140610 – 0.59 AC. ±
6140612 – 0.68 AC. ±

EXISTING USE: MOTOR VEHICLE SALES AND SERVICE ESTABLISHMENT, NEW & USED

PROPOSED USE: MOTOR VEHICLE SALES AND SERVICE ESTABLISHMENT, NEW & USED

EX. ZONING: CLS (c) COMMERCIAL – LARGE SITE CONDITIONAL ORD#41814-072020
R-7 – RESIDENTIAL SINGLE FAMILY

CLS DISTRICT REGULATIONS:

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

LOT AREA PROVIDED: 7.72 AC ±

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

LOT FRONTAGE PROVIDED: ±1,430'

SETBACKS:
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 (NO ABUTTING RESIDENTIAL)

BUILDING HEIGHT PROVIDED: 22' (SHOWROOM & SERVICE FACILITY)

FLOOR AREA RATIO MAX: 5.0

FLOOR AREA RATIO PROVIDED: ±0.057

IMPERVIOUS SURFACE AREA MAX: 80%

IMPERVIOUS SURFACE AREA PROVIDED: ±70% (3.53 AC. IMP./3.60 AC. DIST.)

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

TREE CANOPY PROVIDED: 13%

BUILDING SUMMARY (SERVICE FACILITY):	BUILDING SUMMARY (DEALERSHIP):
CONSTRUCTION USE GROUP: 2B	CONSTRUCTION USE GROUP: 2B
CONSTRUCTION TYPE: 2B	CONSTRUCTION TYPE: 2B

PARKING SUMMARY:
OFF-STREET PARKING REQUIRED (MINIMUM): 55 SPACES

MOTOR VEHICLE SALES AND SERVICE:
1 SPACE PER 750 SF NET FLOOR AREA
ACURA: 17,400/750=24 SPACES
AUDI:4,000/750=6 SPACES
BMW:5,600/750=8 SPACES

MOTOR VEHICLE SERVICE:
1 SPACE PER 1.5 SERVICE BAY
AUDI/ACURA: 10 SERVICE BAYS/1.5=7 SPACES
BMW: 14 SERVICE BAYS/1.5=10 SPACES

OFF-STREET PARKING PROVIDED: 87 PARKING SPACES (NOT INCLUDING DISPLAY SPACES)
OFF-STREET HANDICAPPED PARKING SPACES
REQUIRED: 4 SPACES
PROVIDED: 4 SPACES

ALLOWABLE USES:

BUSINESS SERVICE ESTABLISHMENT, NOT OTHERWISE LISTED
CHANCERY INSTITUTION
LABORATORY, DENTAL, MEDICAL, OR OPTICAL
LABORATORY, TESTING AND RESEARCH
MEDICAL CLINIC
OFFICE, GENERAL OR PROFESSIONAL
OFFICE, GENERAL OR PROFESSIONAL, LARGE SCALE
ANIMAL HOSPITAL OR VETERINARY CLINIC, NO OUTDOOR PENS OR RUNS
CATERER, COMMERCIAL
COMMUNITY MARKET
DRIVE-THRU FACILITY
DRIVE-THRU KIOSK
FUNERAL HOME
KENNEL, NO OUTDOOR PENS OR RUNS
RESTAURANT, ORDINARY, OR SIMILAR FOOD PRODUCTION, RETAIL
BUILDING SUPPLIES AND MATERIALS, RETAIL
CONTRACTOR OR TRADEMAN'S SHOP, GENERAL OR SPECIAL TRADE
DRY CLEANING AND LAUNDRY PICK-UP STATION
GASOLINE STATION
GENERAL SERVICE ESTABLISHMENT, NOT OTHERWISE LISTED
INTERNET SALES ESTABLISHMENT
LAUNDROMAT
MOTOR VEHICLE RENTAL ESTABLISHMENT, WITHOUT INVENTORY ON-SITE
MOTOR VEHICLE RENTAL ESTABLISHMENT, WITH INVENTORY ON-SITE
MOTOR VEHICLE REPAIR OR SERVICE ESTABLISHMENT
MOTOR VEHICLE SALES AND SERVICE ESTABLISHMENT, NEW
MOTOR VEHICLE SALES AND SERVICE ESTABLISHMENT, USED
NURSERY OR GREENHOUSE, COMMERCIAL
PERSONAL SERVICE ESTABLISHMENT, NOT OTHERWISE LISTED IN THIS TABLE
RETAIL SALES
RETAILER'S ESTABLISHMENT, NOT OTHERWISE LISTED
STORAGE BUILDING SALES

FUELING STATION, COMMERCIAL OR WHOLESALE
WORKSHOP

CLUB, LODGE, CIVIC, OR SOCIAL ORGANIZATION
COMMUNITY CENTER
EDUCATIONAL ESTABLISHMENT
HEALTH AND FITNESS CENTER
PARK OR PLAYGROUND
PLACE OF WORSHIP
RECREATION, INDOOR
RECREATION, OUTDOOR

ARTIST STUDIO
COMMUNITY GARDEN
DAY CARE CENTER, ADULT
DAY CARE CENTER, CHILD
EDUCATIONAL FACILITIES, BUSINESS SCHOOL OR NONINDUSTRIAL TRADE SCHOOL
FIRE, POLICE, OR EMERGENCY SERVICES
GOVERNMENT OFFICES OR OTHER GOVERNMENT FACILITY, NOT OTHERWISE LISTED
LIBRARY
MUSEUM
POST OFFICE
SUPPLY PANTRY

BROADCASTING STUDIO OR STATION
UTILITY DISTRIBUTION OR COLLECTION, BASIC
WIRELESS TELECOMMUNICATIONS FACILITY, SMALL CELL ON EXISTING STRUCTURE
WIRELESS TELECOMMUNICATIONS FACILITY, STEALTH
OUTDOOR DISPLAY AREA

ALLOWABLE USES BY SPECIAL USE PERMIT:

CAR WASH ABUTTING A RESIDENTIAL DISTRICT
MOTOR VEHICLE OR TRAILER PAINTING AND BODY REPAIR
SELF STORAGE BUILDING
EATING AND DRINKING ESTABLISHMENT, ABUTTING A RESIDENTIAL DISTRICT
MICROBREWERY OR MICRODISTILLERY ABUTTING A RESIDENTIAL DISTRICT
UTILITY DISTRIBUTION OR COLLECTION, TRANSITIONAL
OUTDOOR STORAGE

COMPREHENSIVE SITE PLAN #: CP20-0047

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
Date
Development Engineer AC Cyphers

CITY OF ROANOKE APPROVAL BLOCK

BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS
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New River Valley / Staunton
Harrisonburg / Lynchburg
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Roanoke, VA 24018
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COMMONWEALTH OF VIRGINIA
CHRISTOPHER P. BURNS
Lic. No. 42938
7/7/2021
PROFESSIONAL ENGINEER

DUNCAN BMW
2006 PETERS CREEK ROAD NW
COVER SHEET
CITY OF ROANOKE, VIRGINIA

DRAWN BY	SMD
DESIGNED BY	BTC
CHECKED BY	BTC
DATE	7/7/2021
SCALE	N/A
REVISIONS	

C1

PROJECT NO. 04200000.00