

### 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 THE 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.

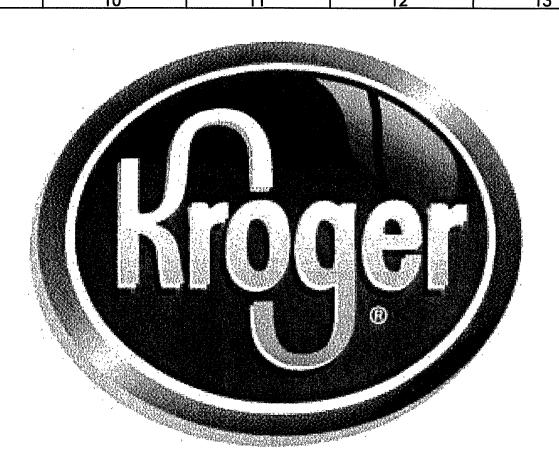
SOURCE OF TOPOGRAPHIC MAPPING IS FIELD SURVEY PERFORMED BY BALZER AND ASSOCIATES, INC., DATED 2010 AND CITY OF ROANOKE AERIAL MAPPING, DATED APRIL, 1996.

# **LEGEND**

CONCR	ETE PAVEMENT T.B.R.	PAVERS	CG-6 (WET)
ASPHAL	T PAVING 600 GRAVEL / RIPRAP		ID AREA CG-6 (DRY)
Life No. COOK. No select N. C.			School Speed
	ADJOINER PROPERTY LINE	T	PROP. TELEPHONE LINE
	SITE PROPERTY LINE	——— G———	PROP. GAS LINE
	CENTERLINE OF ROADS	P	PROP. UNDERGROUND POWER
ОНИ	EXIST. OVERHEAD CABLES	8"W	PROP. WATERLINE
==== <i>8"w</i> =====	EXIST. WATER LINE	8"SS	PROP. SANITARY SEWER LINE
==== <i>8"ss</i> ====	EXIST. SANITARY SEWER		PROP. STORM SEWER LINE
====18"rcp====	EXIST. STORM SEWER	$\sim\sim$	PROP. TREELINE
~~~~	EXIST. TREELINE		BENCHMARK
	EXIST. EDGE OF PAVEMENT	TC=351.95	
<u> </u>	WETLAND BOUNDARY	BC=351.45	PROP. TOP & BOTTOM OF CURB
<i>348.55</i> ×	EXIST. SPOT ELEVATION	<del>348</del>	PROP. CONTOURS
<b>———</b> 348 ———	EXIST. INTERMEDIATE CONTOURS	<b>©</b>	TYPICAL YARD HYDRANT
—— <i>345</i> — —	EXIST. INDEX CONTOURS	<del>-</del>	PROP. FIRE HYDRANT
$\circ$	EXIST. POWER POLE	<b>&gt;</b>	PROP. SIAMESE CONNECTION
t	EXIST. TELEPHONE	X	PROP. YARD LIGHT
$\Xi$	EXIST. LIGHT POLE	•	PROP. GATE VALVE
-#-#-	EXIST. FEATURES TO BE REMOVED		PROP. FENCE
***************************************	EXIST. FENCE		FLOW ARROW
		'///////.	PROP. CROSSWALK STRIPING

#### ARREVIATIONS

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



# 5050 RUTGERS STREET N.W. ROANOKE, VIRGINIA

## SHEET INDEX

C-1	COVER SHEET
C-2	EXISTING CONDITIONS & DEMOLITION PLAN
C-3	LAYOUT & UTILITY PLAN
C-4	GRADING PLAN
C-5	LANDSCAPE PLAN
C-6	EROSION & SEDIMENT CONTROL PLAN
C-7	ESC DETAILS
C-8	UTILITY PROFILES
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C-10	DETAILS
C-11	WVWA WATER DETAILS
C-12	WVWA SANITARY SEWER DETAILS
C-13	LIGHTING PLAN

## WESTERN VIRGINIA WATER AUTHORITY NOTES AVAILABILITY No. 10-566

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 OVER PROPOSED 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 COMPLY WITH THE STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.

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 CORRECTIONS SHALL BE APPROVED BY THE WVWA ENGINEERING DIVISION PRIOR TO SUCH CONSTRUCTION.

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

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.

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.

# SITE INFORMATION

KROGER LIMITED PARTNERSHIP

P.O. BOX 14002 ROANOKE, VA 24038

BALZER AND ASSOCIATES, INC. 1208 CORPORATE CIRCLE

ROANOKE, VIRGINIA 24018 Phone: (540) 772-9580 Contact: BENJAMIN CREW

RETAIL SALES

OWNER:

AGENT:

USE:

SETBACKS:

**ZONING:** CLS, COMMERCIAL LARGE SITE

TAX PARCEL NO .: 6650101

SITE AREA: 7.17 ACRES - DEVELOPMENT AREA=0.63 AC. DISTURBED AREA: APPROX. 0.95 ACRES

**WATER:** PUBLIC SEWER: PUBLIC

BUILDING AREA/NO. OF STORIES: 7,140 SF / 1-STORY

**PARKING:** KROGER GROCERY STORE 39,113 S.F. OF SALES 156 PARKING SPACES REQ'D

PROPOSED RETAIL BLDG. 7,140 S.F. OF SALES 29 PARKING SPACES REQ'D

TOTAL PARKING REQUIRED: 185 SPACES TOTAL PARKING PROVIDED: 312 SPACES EXISTING

- 34 SPACES T.B.R. 278 SPACES REMAINING

MINIMUM STACKING SPACES REQUIRED: 2 FOR PHARMACY KIOSK

STACKING SPACES PROVIDED: 2 FOR PHARMACY KIOSK

FRONT: 20' MINIMUM / NO MAXIMUM

NONE, 25' BUFFER ADJACENT TO RESIDENTIAL NONE, 25' BUFFER ADJACENT TO RESIDENTIAL

MAX. FLOOR AREA RATIO ALLOWED: 5.0

FLOOR AREA RATIO PROVIDED: APPROX. 0.2

IMPERVIOUS SURFACE RATIO ALLOWED:

IMPERVIOUS SURFACE RATIO PROVIDED: DECREASE OF APPROX. 0.07AC. FROM EXISTING EXISTING IMPERVIOUS SURFACE %: 83%

IMPERVIOUS SURFACE % PROVIDED: 82%

MAXIMUM BUILDING HEIGHT ALLOWED:

PROPOSED BUILDING HEIGHT: **APPROX. 21.6**'

COMPREHENSIVE SITE PLAN NUMBER: CP100038

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: PRIGR 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.

CITY OF ROANOKE APPROVAL BLOCK

to construction.



Agent to the Planning Commission and revisions approved prior

WETLAND DELINEATIONS & STREAM EVALUATIONS Balzer and Associates, Inc 1208 Corporate Circle Roanoke, VA 24018 540-772-9580 FAX 540-772-8050

REFLECTING TOMORROY

www.balzer.cc

**New River Valley** 

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** 

BRIAN JOSEPH CASELLA Lic. No.35276 10/27/10

SHE VER

DRAWN BY DESIGNED BY BTC CHECKED BY

8-27-10

**REVISIONS:** 9-22-10

10-27-10

City of Floanoke Planning Building and Development

APPROVED