SITE INFORMATION:

TAX MAP NUMBER: 050.01-01-05.11

EX. PARCEL SIZE: 1.11 AC.

ZONING: C-2 WITH SPECIAL USE PERMIT

ZONING CONDITIONS: ORDINANCE # 082608-7

1.THE SITE SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE "CAR WASH AT KROGER SQUARE — DEVELOPMENT PLAN", PREPARED BY BALZER AND ASSOCIATES, INC. DATED AUGUST 26, 2008.

2.THE BUILDING SHALL BE CONSTRUCTED IN GENERAL CONFORMANCE WITH THE "CAR WASH AT KROGER SQUARE ELEVATION" DRAWINGS PREPARED BY BALZER & ASSOCIATES, INC. DATED JUNE 6, 2008; WITH A GREEN OR BLUE ROOF AT THE OWNER'S OPTION.

3. A MONUMENT SIGN, NOT TO EXCEED TWENTY (20) FEET IN HEIGHT, SHALL BE CONSTRUCTED WITH MATERIALS TO MATCH THE BUILDING IN ACCORDANCE WITH "PROPOSED MONUMENT SIGN" PLAN PREPARED BY BALZER & ASSOCIATES INC. DATED AUGUST 26, 2008. NO TEMPORARY SIGNS OR BANNERS SHALL BE PERMITTED. ONLY ADVERTISING FOR THE CAR WASH WILL BE ALLOWED AND THERE WILL BE NO OFF—PREMISES ADVERTISING.

4. THE SIDES AND REAR OF THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED OF MATERIALS TO MATCH THE BUILDING FACADE. THE DUMPSTER ENCLOSURE SHALL BE SCREENED BY TREE AND SHRUB PLANTINGS.

5. ADDITIONAL TREES SHALL BE PLANTED IN THE PARKING LOT AND A PERIMETER PLANTING BED SHALL BE DESIGNED IN FRONT OF THE STACKING LANE FACING CHALLENGER AVENUE.

USE: AUTOMATED CAR WASH FACILITY

MINIMUM LOT AREA: 15,000 SQ.FT. LOT AREA PROVIDED: 48,351 SQ.FT.

CAR WASH BUILDING SQUARE FOOTAGE: 1 STORY 4,560 SQ.FT.

MAXIMUM HEIGHT OF BUILDING ALLOWED: UNLIMITED (NON-RESIDENTIAL ADJOINERS)

ACTUAL BUILDING HEIGHT: 25.9'

<u>REQUIRED PARKING</u>

1 SPACE REQUIRED PER EMPLOYEE ON MAJOR SHIFT=2 SPACES

PARKING PROVIDED: 27 STANDARD SPACES

2 HANDICAP SPACES

29 TOTAL SPACES PROVIDED

STACKING SPACES REQUIRED: 5 SPACES PER AUTOMATED BAY/STALL FOR AN AUTOMATED ESTABLISHMENT=5 SPACES REQ'D STACKING SPACES PROVIDED=13 SPACES PROVIDED & SHOWN ON C-3.

SETBACKS FOR C-2 ZONING: FRONT YARD: 30' OR 20' WHEN ALL PARKING IS LOCATED BEHIND THE FRONT

BUILDING LINE

SIDE YARD: NONE

REAR YARD: 15'

MAXIMUM BUILDING LOT COVERAGE: 50% BUILDING LOT COVERAGE PROVIDED: 11%

MAXIMUM LOT COVERAGE: 90%
LOT COVERAGE PROVIDED: 70%

MINIMUM FRONTAGE REQUIRED: 75'
LOT FRONTAGE PROVIDED: 212'

SANITARY SEWER NOTES:

1. THE SANITARY SEWER CONNECTION SHALL BE MADE AT THE PREVIOUSLY PROVIDED SAMPLING MANHOLE.

2. IF THE EX. LATERAL CANNOT BE UTLIZED, A NEW CONNECTION SHOULD BE MADE TO THE SAMPLING MANHOLE WITH A FLEXIBLE BOOT CONNECTION. THE EXISTING LATERAL SHALL BE PLUGGED & REMOVED AT THE MANHOLE OR THE MAIN PER WVWA STANDARDS.

3. THE SANITARY SEWER MANHOLE LID SHALL BE FLUSH WITH THE PROPOSED F.G.

4. The MINIMUM FINISHED FLOOR OF THE PROPOSED BUILDING SHALL BE 1028.60.

FIRE HYDRANT NOTE:

1. THE EXISTING HYDRANT ON OUTPARCEL #1 SHALL SERVE THE CLOSEST HYDRANT TO THIS SITE.

HYDRANT INFORMATION: FLOW=2,000GPM STATIC=126 PSI RESIDUAL=121 PSI

(INFORMATION OBTAINED FROM LMW P.C. UTILITY PLAN DRAWINGS ENTITLED, "NEW STORE SITE R-391" DATED 11-20-06)

NOTES:

1. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, & VDOT.

2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.

3. ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATIVE PIPE SIZE OR MANHOLES OR ESC MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. PLAN SHEETS CAN BE 8.5"x11" IF THE INFORMATION IS LEGIBLE.

4. ALL EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED, AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES. THE LIGHTING INTENSITY AT ADJOINING RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.

5. A PHOTOMETRIC PLAN SHALL BE SUBMITTED TO ROANOKE COUNTY FOR REVIEW AND APPROVAL PRIOR TO SITE PLAN APPROVAL(SEE SECTION 30-94 1). ANY CHANGES IN THE LIGHTING PLAN SHALL BE PROVIDED TO ROANOKE COUNTY AS A FIELD REVISION FOR REVIEW AND APPROVAL.

6. ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS) AND OUTDOOR STORAGE IN ALL ZONING DISTRICTS SHALL BE SCREENED FROM SURROUNDING VIEWS. IN ADDITION, GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED.

7. STORMWATER MANAGEMENT (QUANTITY) WAS PROVIDED PREVIOUSLY FOR THE KROGER SQUARE AT BONSACK DEVELOPMENT. PLEASE REFER TO PREVIOUSLY APPROVED CIVIL SITE PLAN DRAWINGS BY LMW P.C. FOR ANY ADDITIONAL INFORMATION REGARDING STORMWATER MANAGEMENT.

8. THE OIL/WATER SEPARATOR SHALL PROVIDE FILTRATION FOR THE FLOOR DRAIN WITHIN THE CAR WASH FACILITY. .

9. G.C. TO COORDINATE ALL UTILITY SERVICES TO THE PROPOSED BUILDING. THE UTILITIES FOR THE BUILDING INCLUDING ELECTRIC, GAS, ETC. SHALL BE INSTALLED UNDERGROUND FROM THE P.U.E. TO THE BUILDING. THE UTILITIES SHALL BE LOCATED WITHIN THE SIDE YARD SETBACK ON THE EASTERN PORTION OF THE PROPERTY.

10. A SIGN PERMIT SHALL BE OBTAINED PRIOR TO THE INSTALLATION OF ANY SITE OR BUILDING SIGNAGE. ALL SIGNAGE SHALL COMPLY WITH SECTION 30-93 OF THE ROANOKE COUNTY ZONING ORDINANCE.

11. G.C. TO COORDINATE ALL UNDERGROUND CONDUIT FOR VACUUM CONNECTIONS, PAY STATIONS, AND UNDERGROUND PLUMBING FOR THE CAR WASH BUILDING.

12. G.C. SHALL ABANDON THE EXISTING 1" WATER SERVICE AT THE CORPORATION STOP AS REQUIRED BY THE WVWA.

DEMOLITION NOTES

DEMOLITION SHALL INCLUDE, UNLESS OTHERWISE NOTED ON DRAWINGS, REMOVAL OF EXISTING OBJECTS OR IMPROVEMENTS, WHETHER INDICATED ON THE DRAWINGS OR NOT, THAT WOULD IN THE OPINION OF THE OWNER, PREVENT OR INTERFERE WITH THE PROGRESS OR COMPLETION OF THE PROPOSED WORK.

PERMITS, FEES AND LICENSES SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR, INCLUDING DISPOSAL CHARGES AS REQUIRED.

WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITIES IN DEMOLITION OF EXISTING PAVEMENT, CURBS AND GUTTERS, DRAINAGE STRUCTURES AND UTILITIES AS MAY BE REQUIRED.

ALL EXISTING UTILITIES TO ANY BUILDINGS SHOWN TO BE RAZED SHALL BE DISCONNECTED AND PLUGGED OR CAPPED AS REQUIRED BY THE COUNTY.

CONTRACTOR SHALL SAW-CUT ALL JOINTS WHERE EXISTING CURBING, PAVEMENT AND SIDEWALK IS TO BE DEMOLISHED AND NEW CONSTRUCTION JOINS THE EXISTING.

FOR DEMOLITION OF BUILDINGS, CONTRACTOR SHALL DEMOLISH AND REMOVE BELOW GRADE CONSTRUCTION AND CONCRETE SLABS ON GRADE TO A MINIMUM DEPTH OF TWO FEET BELOW PROPOSED SUBGRADE.

CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND VOIDS FROM DEMOLITION OR REMOVAL OF STRUCTURES (UNDERGROUND FUEL STORAGE TANK, BASEMENTS, WELLS, ETC.) USING APPROVED SELECT FILL MATERIAL.

ALL EXISTING CURBING, CONCRETE SIDEWALK, ENTRANCES, BUILDING FOUNDATIONS AND TREES AND BRUSH THAT ARE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR, BUILDING DEBRIS, ETC. SHALL NOT BE USED AS FILL MATERIAL ON THE SITE.

CONTRACTOR SHALL PROVIDE THE FOLLOWINGS PROTECTIONS AT THE JOB SITE:

MAKE ARRANGEMENTS, BEFORE INITIATING DEMOLITION, FOR RELOCATING, DISCONNECTION, REROUTING, ABANDONING, OR SIMILAR ACTION AS MAY BE REQUIRED RELATIVE TO UTILITIES AND OTHER UNDERGROUND PIPING, TO PERMIT WORK TO PROCEED WITHOUT DELAY. ARRANGEMENTS SHALL BE MADE IN ACCORDANCE WITH REGULATIONS OF AUTHORITIES OF UTILITIES MENTIONED, SUCH AS OVERHEAD AND UNDERGROUND POWER AND TELEPHONE LINES AND EQUIPMENT, GAS PIPING, STORM SEWERS, SANITARY SEWERS, OR WATER PIPING. CONTRACTOR SHALL NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING AND/OR POLLUTION.

ENSURE SAFE PASSAGE OF PERSONS AROUND ALL AREAS OF DEMOLITION.

CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES, OR INJURY TO PERSONS.

PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO THE OWNER.

MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. PREVENT INTER—RUPTION OF EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES.

USE WATER SPRINKLING AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL.

COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL

PROTECTION.

GENERAL UTILITY NOTES

- SUPPLY AND INSTALL ALL MATERIALS AND METHODS FOR WATERLINES, SANITARY SEWERS AND STORM DRAINAGE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF WVWA AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION "ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS", LATEST FDITION.
- 2. OBTAIN ALL REQUIRED PERMITS AND NOTIFY APPROPRIATE OFFICIALS 48 HOURS PRIOR TO COMMENCEMENT OF WORK. OBTAIN INFORMATION FROM WVWA CONCERNING PERMITS AND CONNECTIONS TO EXISTING LINES.
- 3. ALL WORK SHALL BE SUBJECT TO INSPECTION BY ROANOKE COUNTY. NOTIFY
- APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF WORK.

 4. SITE SHALL BE TO SUB GRADE PRIOR TO INSTALLATION OF UTILITIES. ALL UTILITIES SHALL BE IN PLACE PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIAL.
- 5. USE SELECT MATERIAL FREE FROM FROST, LARGE CLODS, STONES, AND DEBRIS FOR BACK FILL FROM THE BOTTOM OF THE TRENCH TO TWELVE (12) INCHES ABOVE THE
- 6. MINIMIZE ANY DISTURBANCE TO EXISTING WATER SERVICE, SEWER LINES OR ANY OTHER UTILITY DURING CONSTRUCTION AND PROVIDE QUALITY WORKMANSHIP.
- 7. MAKE ALL PIPE JOINTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE COUNTY'S SPECIFICATIONS. MAKE JOINTS BETWEEN DIFFERENT PIPE MATERIALS WITH STANDARD FITTINGS MANUFACTURED FOR THE PURPOSE.
- 8. MAINTAIN ALL WATER LINES AT TEN (10) FEET HORIZONTAL SEPARATION FROM SEWER LINES AND MANHOLES; MEASURE THE DISTANCE EDGE—TO—EDGE. WHEN LOCAL CONDITIONS PREVENT THE DESIRED HORIZONTAL SEPARATION, THE WATERLINE MAY BE LAID CLOSER TO THE SEWER OR MANHOLE PROVIDED THAT THE BOTTOM OF THE WATERLINE SHALL BE AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF THE SEWER. WHERE THIS VERTICAL SEPARATION CANNOT BE OBTAINED, CONSTRUCT THE SEWER OF AWWA APPROVED WATER PIPE AND PRESSURE TREAT IN PLACE PRIOR TO BACKFILLING. THE SEWER MANHOLE SHALL BE OF WATERTIGHT CONSTRUCTION TESTED IN PLACE.
- 9. SEWER AND WATER TAPS SHALL BE LOCATED BY THE CONTRACTOR AND MADE BY THE WESTERN VIRGINIA WATER AUTHORITY.
- LOCATE AND UNCOVER VALVE VAULTS AND MANHOLES AFTER PAVING AND ADJUST TO FINAL GRADE, IF NECESSARY.
- 11. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS WHERE UTILITIES ENTER THE BUILDING.
- 12. VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE ENGINEER IMMEDIATELY IF:

ANY LOCATION OR ELEVATION IS DIFFERENT FORM THAT SHOWN ON THE

IF THERE APPEARS TO BE ANY CONFLICT.

UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS.

TO MISS UTILITIES, CALL "MISS UTILITY" OF VIRGINIA (TOLL FREE 1-800-552-7001) 48 HOURS BEFORE YOU DIG. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE CAUSED TO ANY UTILITY, PUBLIC OR PRIVATE, AS A RESULT OF THIS WORK. EXISTING UTILITY LOCATIONS SHOWN ARE A RESULT OF A COMBINATION OF EXISTING INFORMATION AND FIELD LOCATION OF SURFACE FEATURES. LOCATIONS ARE APPROXIMATE.

- 13. REPAIR ALL DAMAGE CAUSED TO ANY UTILITY, PUBLIC OR PRIVATE, AS A RESULT OF THIS WORK AT NO ADDITIONAL COST TO OWNER.
- 14. PROVIDE A CONTINUOUS AND UNIFORM BEDDING IN THE TRENCH FOR ALL PIPE.
 REMOVE STONES AND ROCKS FOUND IN THE TRENCH FOR A DEPTH OF AT LEAST SIX
 (6) INCHES BELOW THE BOTTOM OF THE PIPE AND TAMP SELECT FILL BEDDING
 PROVIDED. AFTER THE PIPE HAS BEEN PLACED IN THE TRENCH, BACK FILL THE TRENCH
 WITH SELECT MATERIAL, THOROUGHLY COMPACT TO 90% (95% UNDER PAVEMENT OR
 CONCRETE SLAB) OF THE STANDARD PROCTOR (ASTM D-698) USING CARE NOT TO
 DAMAGE THE PIPE. USE VDOT STANDARD PB-1 TRENCH FOR STORM SEWER AND UB-1
 FOR SANITARY SEWER AND WATER.
- 15. PLACE BACK FILL FOR ALL UTILITIES IN ACCORDANCE WITH THE COUNTY'S SPECIFICATIONS, AND THE FOLLOWING CRITERIA:
 - (1) BACK FILL NO TRENCH UNTIL AUTHORIZED BY THE COUNTY/WVWA. MATERIALS USED FOR BACK FILL FROM THE BOTTOM OF THE TRENCH TO TOP OF THE PIPE SHALL BE CRUSHER RUN, OR APPROVED EQUAL MATERIAL. THOROUGHLY AND CAREFULLY COMPACT THE BACK FILL MATERIAL.
- (2) COMPACT BACK FILL BY MECHANICAL TAMPING THROUGHOUT THE DEPTH OF THE TRENCH TO INSURE A SUITABLE SUBBASE ACCEPTABLE TO THE ROAD ENGINEER. IF THE MATERIAL TAKEN FROM THE DITCH IS NOT SUITABLE FOR BACK FILLING, REMOVE IT AND USE AN ACCEPTABLE MATERIAL FOR BACK FILLING THE TRENCH.
- 16. IN AREAS OF WATER LINE CONSTRUCTION, GRADES SHALL BE WITHIN SIX (6) INCHES OF FINISHED SUB GRADE PRIOR TO THE COMMENCEMENT OF THIS WORK.
- 17. MINIMUM COVER OVER WATER AND SANITARY SEWER LINES SHALL BE THREE (3) FEET.
- 18. THE WESTERN VIRGINIA WATER AUTHORITY COUNTY SHALL MAKE ALL CONNECTIONS TO EXISTING WATER MAINS.
- 19. THE CONTRACTOR SHALL INSTALL ALL WATER SERVICE CONNECTIONS AND METER BOXES.20. PIPES AND FITTINGS SHALL BE POLYVINYL.
- 21. CONNECT PIPE TO MANHOLES THROUGH PRE CAST OPENINGS AND JOIN WITH EITHER A FLEXIBLE BOOT ADAPTER OR A PIPE SEAL GASKET.
- 22. MAKE RESIDENTIAL SERVICE CONNECTIONS WITH A FOUR (4) INCH PIPE THROUGH A WYE OR TEE—WYE BRANCH FITTING AND SHALL BE INSTALLED ON A MINIMUM GRADE OF ONE—QUARTER (1/4") INCH PER ONE (1) FOOT FROM THE SEWER PIPE OR MANHOLE TO THE PROPERTY OR EASEMENT LINE WHERE A CLEANOUT SHALL BE PLACED AND THE SERVICE LATERAL PLUGGED / CAPPED UNTIL EXTENSION.
- 23. FIELD MARK FUTURE SERVICE CONNECTIONS BY A TREATED, SOLID WOODED (2"X4")
 MARKER THREE (3) FEET LONG SET VERTICALLY PLUMB WITH THE END OF THE CAPPED
 EXTENSION. PAINT THE TOPS OF THE MARKERS YELLOW AND SET FLUSH WITH THE
 FINISHED GRADE. SHOW THE LOCATION AND INVERT DEPTH OF THE SERVICE CONNECTION



BALZEQ

AND ASSOCIATES INC.

PREFLECTING TOMORROW

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R CITY CAR WAS

DRAWN BY: BTC
DESIGNED BY: BTC
CHECKED BY: SMH

DATE: 10-13-08

REVISIONS: 11-7-08

1-9-09

2-12-09

SCALE: 1"=20'

SHEET NO.

JOB NO. R0800067.00