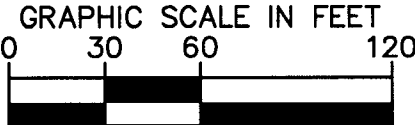
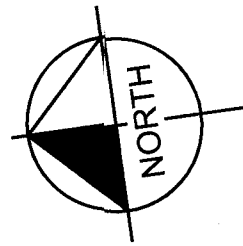
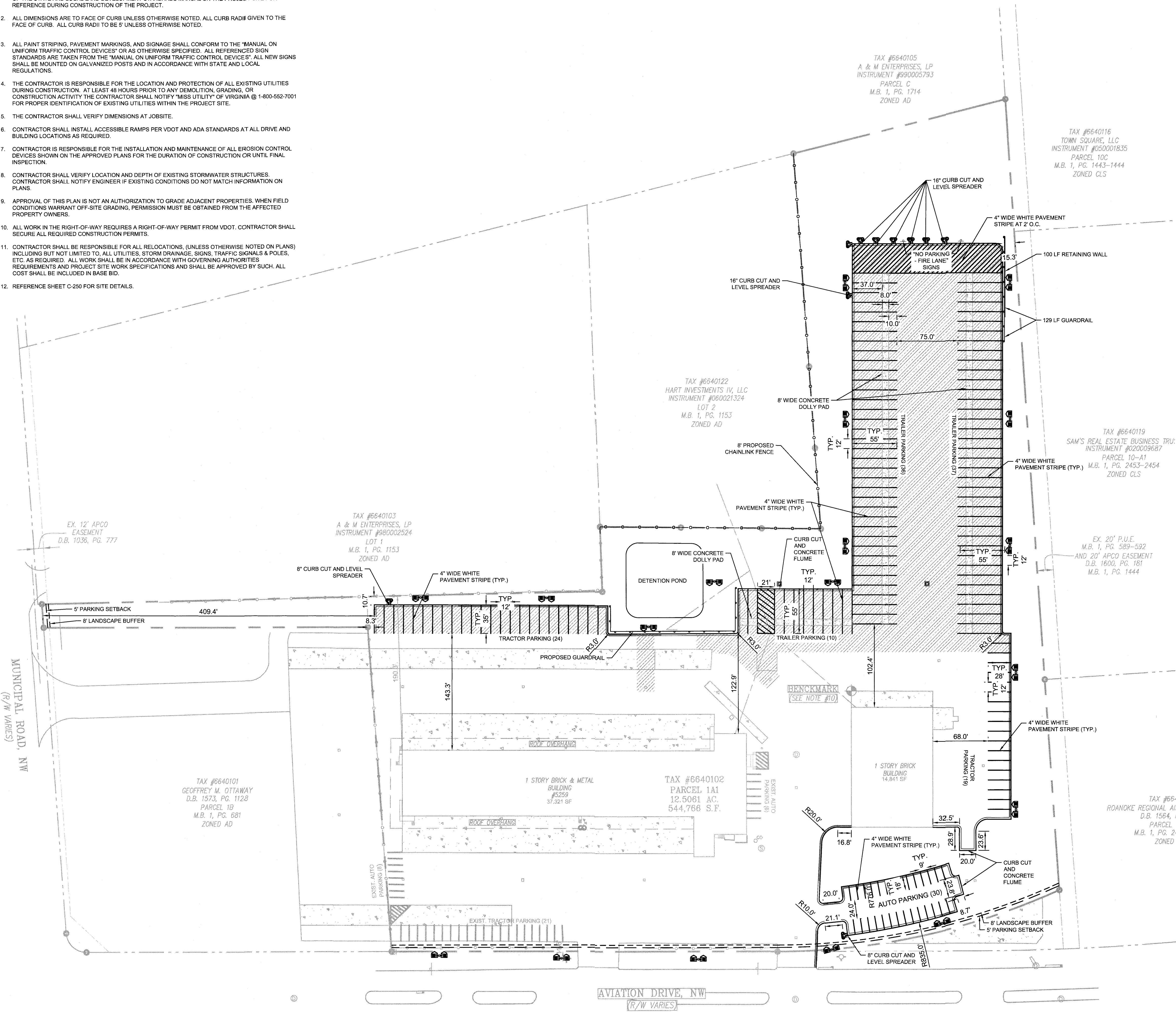


Plotted By: Bahril, Amanda Sheet: Site Expansion - Avera, Roanoke Layout: C-200 SITE PLAN April 20, 2017 03:55:53pm K:\NVA_CIV\110503000 - Chase Avera, Roanoke CAD\PlanSheets\C-200 SITE PLAN-110503000.dwg

SITE NOTES

- ALL CONSTRUCTION SHALL CONFORM WITH APPLICABLE STATE AND LOCAL CONSTRUCTION STANDARDS AS IDENTIFIED IN THESE PLANS. THE CONTRACTOR SHALL MAINTAIN A CURRENT RELEASE OF THE STATE AND LOCAL LAND DEVELOPMENT STANDARDS MANUAL ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURB RADII GIVEN TO THE FACE OF CURB. ALL CURB RADII TO BE 5' UNLESS OTHERWISE NOTED.
- ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" OF VIRGINIA @ 1-800-552-7001 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
- THE CONTRACTOR SHALL VERIFY DIMENSIONS AT JOBSITE.
- CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER VDOT AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
- CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHOWN ON THE APPROVED PLANS FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL INSPECTION.
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING STORMWATER STRUCTURES. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING CONDITIONS DO NOT MATCH INFORMATION ON PLANS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- ALL WORK IN THE RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT FROM VDOT. CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- REFERENCE SHEET C-250 FOR SITE DETAILS.



LEGEND

	PROPERTY LINE
	PROPOSED CURB & GUTTER CG-6, SEE SHEET C-250 FOR DETAILS
	PROPOSED CURB CUT AND LEVEL SPREADER, SEE SHEET C-250 FOR DETAILS
	PROPOSED SPILL CURB, SEE SHEET C-250 FOR DETAILS
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT, SEE SHEET C-250 FOR DETAILS
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT, SEE SHEET C-250 FOR DETAILS
	LIGHT POLE REFERENCE SITE LIGHTING PLANS BY OLG ENGINEERING

ZONING REQUIREMENTS			
REQUIREMENTS FOR AD (AIRPORT DEVELOPMENT)	REQUIRED	PROPOSED	COMPLIANT (YES/NO)
BUILDING SETBACKS			
FRONT (AVIATION DRIVE)	0'	116.8'	YES
SIDE (MUNICIPAL ROAD)	0'	25.7'	YES
SIDE (SOUTH)	0'	139.9'	YES
REAR (EAST)	0'	190.3'	YES
PARKING SETBACKS			
FRONT (AVIATION DRIVE)	5'	11.6'	YES
SIDE (MUNICIPAL ROAD)	5'	409.4'	YES
SIDE (SOUTH)	0'	15.3'	YES
REAR (EAST)	0'	10.7'	YES
LANDSCAPE BUFFERS SETBACKS			
FRONT (AVIATION DRIVE)	8'	11.6'	YES
SIDE (MUNICIPAL ROAD)	8'	>8'	YES
SIDE (SOUTH)	0'	15.3'	YES
REAR (EAST)	0'	10.7'	YES
PARKING REQUIREMENTS			
MINIMUM 9' x 18' VEHICLE PARKING	11	44	YES
FORMULA: 1 SPACE X BLDG AREA/10,000 SF (UP TO 50,000 SF) + 1 SPACE X BLDG AREA/10,000 SF (AREA OVER 50,000 SF)		TOTAL BUILDING AREA = 52,163 SF SF/5,000 SF = 10.43 SF/10,000 SF = 5.21 10.43 + 5.21 = 15.64 15.64 x 11 SPACES = 172 SPACES	50,000
MAXIMUM 9' x 18' VEHICLE PARKING	161	44	YES
FORMULA: MINIMUM PARKING REQUIRED = 150 SPACES	11 SPACES = 150 SPACES = 161 SPACES		YES
LOADING SPACE REQUIRED	NONE	TRAILER: 63 TRACTOR: 64	YES YES
MISCELLANEOUS			
MAX IMPERVIOUS COVER	70%	70%	YES
MAX BUILDING HEIGHT	NONE	1 STORY	YES
MINIMUM LOT AREA	20,000 SF	658,728 SF	YES
MINIMUM LOT FRONTAGE	100 FT	>100 FT	YES

PRELIMINARY
NOT FOR CONSTRUCTION

Kimley»Horn

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WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA
AMANDA K. BAHRIG
Lic. No. 0402056573
PA/20/2017
PROFESSIONAL ENGINEER

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
110503000	04/20/2017	AS SHOWN	AB	CAH	AB

SITE PLAN

PARKING EXPANSION
PREPARED FOR
AVERITT EXPRESS

SHEET NUMBER
C-200



MISS UTILITY OF VIRGINIA
CALL BEFORE YOU DIG
1.800.552.7001

CITY OF ROANOKE VA