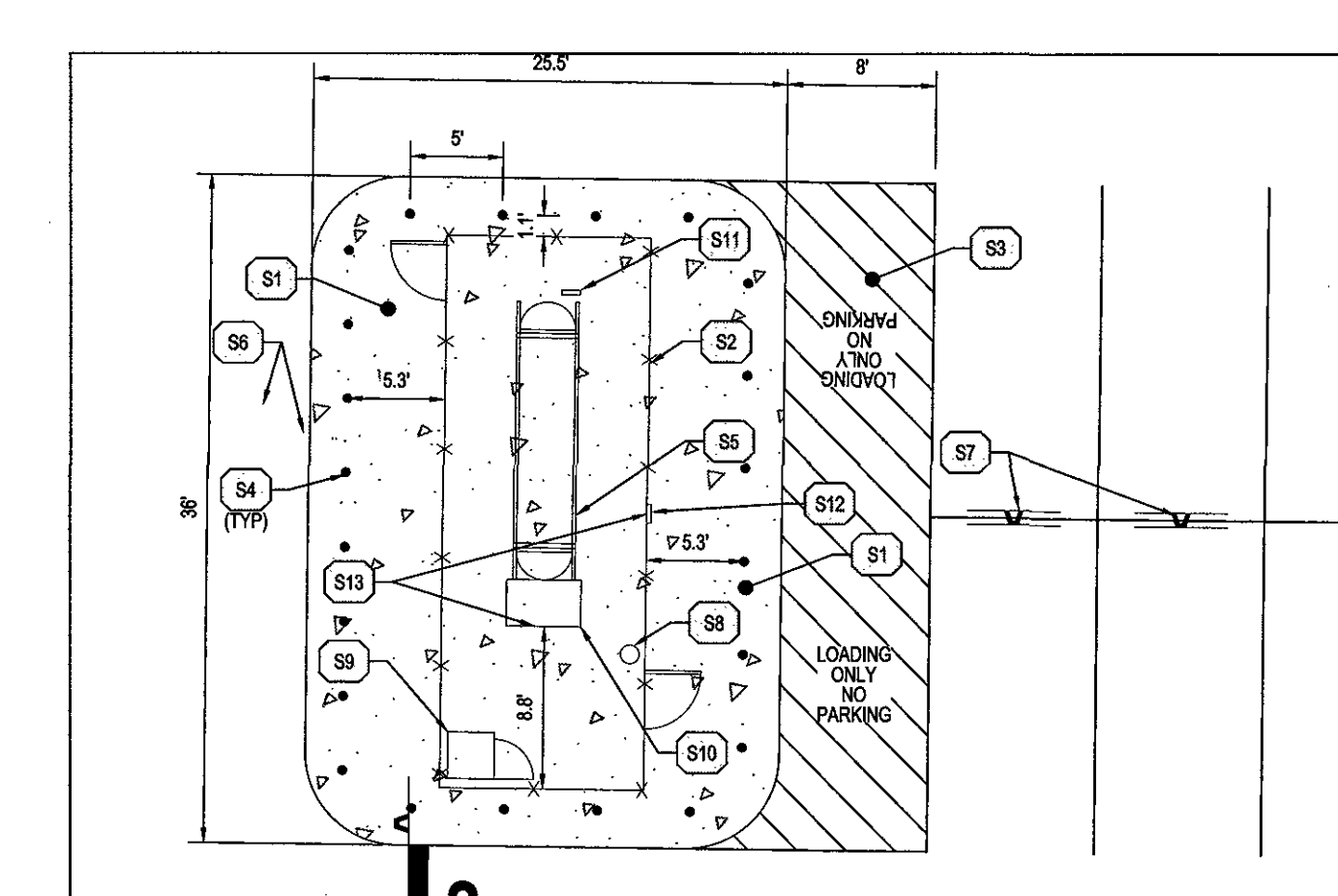
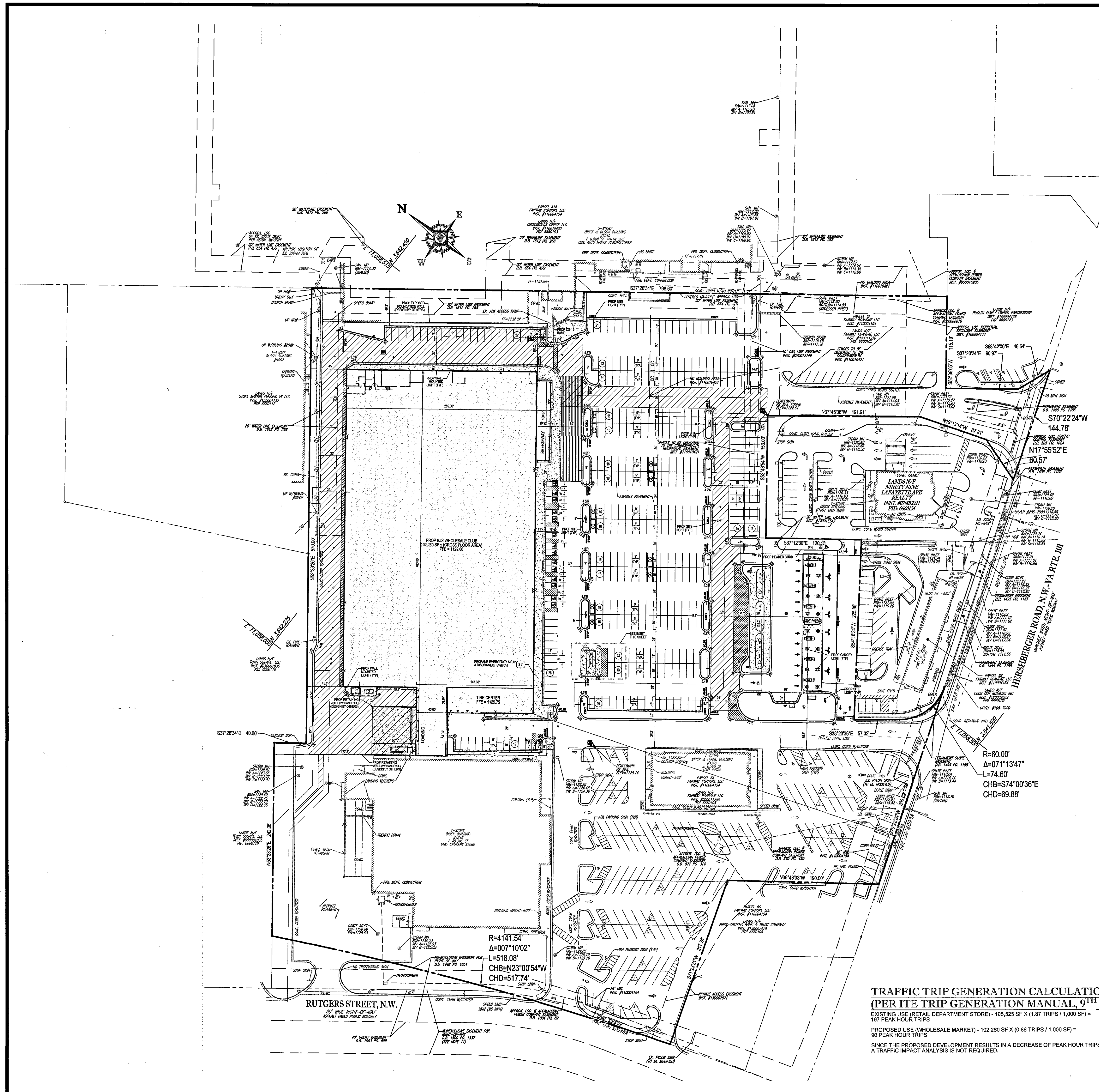




PROPANE TANK DETAIL

SCALE: 1" = 10'

PROPANE NOTES

- S1 6" THICK 4,000 PSI CONCRETE SLAB
- S2 6" HIGH CHAIN LINK FENCE AND TWO GATES
- S3 6" WIDE "LOADING ONLY NO PARKING" STRIPING
- S4 6"Ø STEEL CONCRETE FILLED BOLLARD INSTALLED AT 4' O.C. MAXIMUM (TYP.). BOLLARD COVER TO BE CARTSTOP PC "POST COVERS" 307 YELLOW BY MCUE OR APPROVED EQUAL.
- S5 1,000 GALLON PROPANE TANK
- S6 2-2" PVC CONDUITS BURIED 24" MINIMUM BELOW GRADE, SEAL OFF ON BOTH STUB UP ENDS OF CONDUIT.
- S7 "PROPANE CUSTOMER PARKING ONLY" SIGN POST SET WITHIN 10' OF 6" DIAMETER CONCRETE BOLLARD WITH COVER TO BE CARTSTOP PC "POST COVERS" 307 YELLOW BY MCUE OR APPROVED EQUAL (ONE SIGN ON EACH SIDE) (TYPICAL FOR 2)
- S8 FIRE EXTINGUISHER
- S9 CYLINDER CAGE
- S10 PROPANE TANK DISPENSER CABINET
- S11 EMERGENCY STOP SWITCH (SEE ELECTRICAL DRAWING) (1) MOUNTED ON RACK, (1) MOUNTED ON EXTERIOR WALL OF BUILDING NEXT TO DISCONNECT SWITCH.
- S12 TWO-WAY INTERCOM MOUNTED TO FENCE POST
- S13 STUB UP POINTS FOR ELECTRICAL POWER SOURCES

PROPOSED LEGEND:

- PROPERTY LINE
- SETBACK LINE
- PROPOSED CHAIN LINK FENCE
- PROPOSED STRAIGHT CURB LINE
- PROPOSED PARKING SPACES
- PROPOSED CART CORRAL
- PAVEMENT & ADA STRIPING
- PROP BUILDING (SEE ARCH DRAWINGS)
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- TRUCK DOCK PAVEMENT SECTION

SEE DESIGN CRITERIA MANUAL FOR SPECIFIC REQUIREMENTS FOR CONCRETE PAVEMENTS DESCRIBED AND SHOWN HEREIN

GENERAL REQUIREMENTS FOR PARKING/ZONING

	REQUIRED	EXISTING	PROPOSED
PARKING	307 SPACES	343 SPACES	358 SPACES*
MINIMUM LOT AREA	43560 SF (1.00 AC)	610,820 SF (14.02 AC)	610,820 SF (14.02 AC)
MINIMUM LOT WIDTH	-	-	-
MINIMUM FRONT YARD	150 FT	693 FT	693 FT
MINIMUM LOT DEPTH	-	-	-
ONE SIDEYARD MINIMUM	-	-	-
REAR YARD MINIMUM	-	-	-
BUILDING COVERAGE MAXIMUM	-	-	-
BUILDING HEIGHT MAXIMUM	-	24	30
MAXIMUM IMPERVIOUS AREA	80%	92.6% (565,536 SF)	91.4% (558,108 SF)
MINIMUM OPEN SPACE	-	7.4% (45,284 SF)	8.6% (52,712 SF)

* PARKING COUNT DOES NOT EXCLUDE 12 PARKING SPACES REQUIRED FOR CART CORRALS. FINAL COUNT EXCLUDING CART CORRALS IS 346.

TRAFFIC TRIP GENERATION CALCULATION:
(PER ITE TRIP GENERATION MANUAL, 9TH EDITION)
EXISTING USE (RETAIL DEPARTMENT STORE) - 105,525 SF X (1.87 TRIPS / 1,000 SF) = 197 PEAK HOUR TRIPS
PROPOSED USE (WHOLESALE MARKET) - 102,260 SF X (0.88 TRIPS / 1,000 SF) = 90 PEAK HOUR TRIPS
SINCE THE PROPOSED DEVELOPMENT RESULTS IN A DECREASE OF PEAK HOUR TRIPS, A TRAFFIC IMPACT ANALYSIS IS NOT REQUIRED.

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REVISIONS

REV	DATE	COMMENT	BY
1	10/25/17	ADDRESS CITY COMMENTS	JCW

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PROJECT No.: V172047
DRAWN BY: DSH
CHECKED BY: JCW
DATE: 9/12/17
SCALE: AS NOTED
CAD I.D.: SP1

COMPREHENSIVE DEVELOPMENT PLAN

FOR

BJS

WHOLESALE CLUB
LOCATION OF SITE
1419 HERSHERBERGER ROAD
CITY OF ROANOKE, VIRGINIA

BOHLER ENGINEERING

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JOHN C. WRIGHT
Lic. No. 046960
10/25/17
PROFESSIONAL ENGINEER

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-301