

SITE PLAN DESIGN NOTES | KEY PLAN

- 1 DIRECTIONAL ARROW
- 2 DRIVE-THRU GRAPHICS
- 3 STOP LINE GRAPHIC
- 4 PAINTED HANDICAP PARKING SYMBOL
- 5 STANDARD PARKING STALL (9'x21') FOR 60' & (9'x19') FOR 90' PARKING PER CODE
- 6 DIRECTIONAL SIGNAGE
ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION.
- 6A STOP SIGN
- 6B HANDICAP SIGN
- 6H "DO NOT ENTER" SIGN
- 7 SIDEWALK HANDICAP RAMP
- 9 RETURNED CURB HANDICAP RAMP
- 11 TYPICAL CONCRETE SIDEWALK
- 12 SIDEWALK w/ INTEGRAL CURB
- 13 DRIVE THRU PLAN
- 14 DRIVE-THRU ISOMETRIC
- 16 LANDSCAPE & IRRIGATION PROTECTOR
- 17 24" CONCRETE CURB & GUTTER
- 17A SPILLING SECTION
- 17B CATCHING SECTION
- 19 REFUSE ENCLOSURE FOUNDATION
- 21 BOLLARD
- 22 TYPICAL PAVEMENT SECTION
- 23 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT
- 24 TRANSVERSE & LONGITUDINAL DOWELED CONST. JOINT
- 25 CONCRETE APRON @ TRASH ENCLOSURE
- 26 CONCRETE PAVING @ DRIVE THRU LANE
- 27 FLAGPOLE, 50', SEE SIGNAGE PACKAGE
- 29 ROOF DOWNSPOUT (TO CONNECT TO SITE DRAINAGE SYSTEM)
- 30 GREASE TRAP
- 31 CHICK-FIL-A PRIME SIGN
- 33 MENU BOARD & CANOPY ORDERING STATION
- 36 LANDSCAPED AREA
- 37 5'x5' LANDING AND ENTRY DOOR FROST SLAB
- 38 4" THICK CONCRETE STRIP BETWEEN BUILDING AND BACK OF CURB
- 39 INSTALL HANDRAIL TO ALIGN WITH CORNER OF BUILDING (AT ENTRY VESTIBULE) WHEN DRIVE-THRU LANE IS IMMEDIATELY ADJACENT TO SIDEWALK
- 40 TYPICAL LOCATION FOR TWO OUTDOOR TABLES. WHEN MORE SPACE IS AVAILABLE, OUTDOOR SEATING MAY BE EXPANDED.
- 41 CONTRACTION JOINT
- 42 KEYED CONSTRUCTION JOINT
- 43 LONGITUDINAL BUTT JOINT
- 44 EXPANSION JOINT
- 46 CLEARANCE BAR
- 48 4" WIDE PAINT STRIPE
- 50 SINGLE BIKE RACK
- 51 RETAINING WALL SIMILAR TO DETAIL 26/C-4.2
- 52 RETAINING WALL
- 53 PAVEMENT STRIPING AREA

WEST RUTAN ROAD STATIONING			
STATION	NORTHING (Y)	EASTING (X)	
10+00 BEGIN	5095.3963	5424.7780	
12+74.99 INTERSECTION	5318.6863	5264.2754	
13+00 END	5338.9942	5249.6779	

DUMPSTER ENCLOSURE HEIGHT TO BE 9'-6" ABOVE FINISHED GRADE

PROP. DRAINAGE EASEMENT

PROP. 10' PRIVATE WATER LINE EASEMENT

PROP. DUMPSTER ENCLOSURE & GRADING EASEMENT

SEE ACCESS DRIVE PROFILE SHEET C-3.13

EX. BOLLARD

PROP. PERMEABLE PAVEMENT

EX. DETENTION POND

EX. GUY

EX. HYDRANT

EX. POWER POLE

EX. 10' LANDSCAPE SETBACK

EX. 'NO PARKING' SIGN

PROP. RETAINING WALL SEE MECHANICALLY STABILIZED EARTH (MSE) RETAINING WALL CONSTRUCTION DRAWINGS PREPARED BY PINNACLE DESIGN/BUILD

EX. MEDIAN

EX. STRIPED AREA

EX. SIGNAL POLE ARM

EX. CONC. FLOW

EX. EDGE OF ROAD

EX. CONC. FLOW

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TAX PARCEL ID: 050.05-01-19.00-0000
TOTAL PARCEL SIZE: 1.3825 AC.
ZONING INFORMATION:

EXISTING ZONING: C-1S & C2CS
ORDINANCE: 0-082614-5

CONDITIONS:
1. The site shall be developed in substantial conformance to the site plan prepared by GBC Design, Inc. dated August 25, 2014, subject to any revisions required during site plan review.

2. The site shall be developed in substantial conformance to the architectural renderings titled "Challenger Avenue FSU - Roanoke, VA Store #03375" subject to any revisions required during site plan review and building plan review.

3. The dumpster shall only be serviced during the hours of 7:00 a.m. and 7:00 p.m.

4. The attached letter from the Virginia Department of Transportation dated August 6, 2014, is herein incorporated as a matter of record.

EXISTING LAND USE: VACANT
PROPOSED LAND USE: FAST-FOOD RESTAURANT
HEIGHT DISTRICT: 45'

ADJACENT ZONING & LAND USE
FRONT (SE)
LEFT SIDE (SW)
RIGHT SIDE (NE)
REAR (NW)

REQUIRED SETBACKS
FRONT (CHALLENGER AVE)
LEFT SIDE (CLEANERS SERVICE)
RIGHT SIDE (WEST RUTAN ROAD)
REAR (RESIDENTIAL)

BUILDING DIMENSIONS (SEE SITE LAYOUT PLAN)
SQUARE FOOTAGE AREA (GROSS)
NUMBER OF SEATS
ACTUAL BUILDING HEIGHT
NUMBER OF STORIES
ALLOWABLE BUILDING COVERAGE
ACTUAL BUILDING COVERAGE

4928 S.F.
132 INDOOR & 8 OUTDOOR
23'-8"
SINGLE/ONE (1)
50%
8.2%

LAND USE
CHALLENGER AVE.
CLEANERS SERVICE
WEST RUTAN ROAD
RESIDENTIAL

LANDSCAPING
30' MIN.
10'
10'
20'

LANDSCAPING
30' MIN.
10'
10'
20'

PARKING SUMMARY: PROPOSED CONDITIONS
REQUIREMENT: 1 SPACE PER 4 SEATS PLUS 1 SPACE FOR EVERY 4 EMPLOYEES DURING LARGEST SHIFT. MAXIMUM SPACES IS 15% ABOVE MINIMUM.

TOTAL PARKING SPACES REQUIRED: (140 SEATS/4)+(16 EMPLOYEES/4) = 39 MINIMUM + 10% = 43 MAXIMUM

PARKING SPACES PROVIDED:
REGULAR SPACES
ACCESSIBLE SPACES
TOTAL

50
3
53

DELTA = 3'00.56"
CHORD BEARING = S 39°12'35" W
RADIUS = 2904.79'
LENGTH = 152.88'
TANGENT = 76.46'
CHORD LENGTH = 152.86'

DELTA = 46°31'59"
CHORD BEARING = N 16°08'13" E
RADIUS = 45.81'
LENGTH = 37.20'
TANGENT = 19.70'
CHORD LENGTH = 36.19'

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CHORD BEARING = N 16°08'13" E
RADIUS = 45.81'
LENGTH = 37.20'
TANGENT = 19.70'
CHORD LENGTH = 36.19'

KARKENNY, SHABO & SANAA
D.B. #201314162
PARCEL ID: 050.05-01-18.00-0000
ZONED: R-1

OMIT BLOCKS AT REAR OF DUMPSTER ENCLOSURE FOR DRAINAGE PURPOSES. SEE DETAIL SHEET C-4.1

EX. 15' DRAINAGE EASEMENT

EX. 20' LANDSCAPE SETBACK

PROP. ACCESS EASEMENT FOR DRAINAGE

EX. WATER WELL

PROP. RETAINING WALL SEE MECHANICALLY STABILIZED EARTH (MSE) RETAINING WALL CONSTRUCTION DRAWINGS PREPARED BY PINNACLE DESIGN/BUILD

PROP. ACCESS EASEMENT FOR DRAINAGE

SEE ACCESS DRIVE PROFILE SHEET C-3.13

EX. EDGE OF ROAD

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