

SITE INFORMATION

CONTRACT PURCHASER/DEVELOPER:
PLANTATION ROAD INVESTMENTS, LLC
DENVER, CO 80206

PROPERTY OWNER:
PARRELL PROPERTIES LIMITED COMPANY
2009 WILLIAMSON ROAD
ROANOKE, VA 24012

EXISTING USE:
RETAIL (CURRENTLY VACANT)

PROPOSED USE #1:
FUEL CENTER

PROPOSED USE #2:
C2 - HIGH INTENSITY COMMERCIAL DISTRICT

TAX PARCEL NO.:
03816-01-03.08-0000

SITE AREA:
6.86 AC.

DISTURBED AREA:
APPROX. 6.2 ACRES

WATER/SEWER:
PUBLIC BY WESTERN VIRGINIA WATER AUTHORITY

BUILDING AREA:
TOTAL RETAIL BUILDING S.F. - APPROX. 41,839 S.F.

MINIMUM PARKING REQUIRED:
4 SPACES PER 1,000 S.F.
41,839 S.F.
188 SPACES REQUIRED

FUEL CENTER PARKING FORMULA:
1 EMPLOYEE SPACE REQUIRED
160 SPACES PROVIDED
(INCLUDING 6 HANDICAP SPACES)

PARKING PROPOSED:
1 REQUIRED/1 PROVIDED
3 REQUIRED/3 PROVIDED

LOADING SPACES REQUIRED/PROPOSED:
1 BIKE SPACE PER 20 PARKING SPACES
188 SPACES REQUIRED/188 PROVIDED

STACKING SPACES REQUIRED/PROPOSED:
9 BIKE SPACES REQUIRED/10 PROVIDED

BICYCLE PARKING REQUIRED:

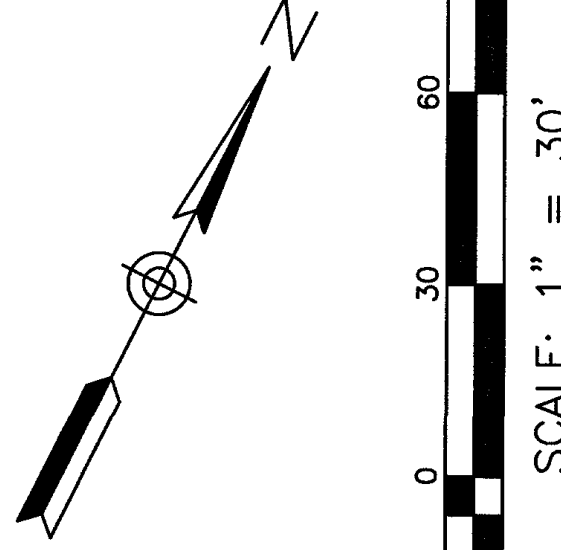
SETBACKS:
FRONT: 30'
SIDE: NONE
REAR: 15'

BUILDING COVERAGE ALLOWED/PROPOSED:
50%/APPROX. 14%

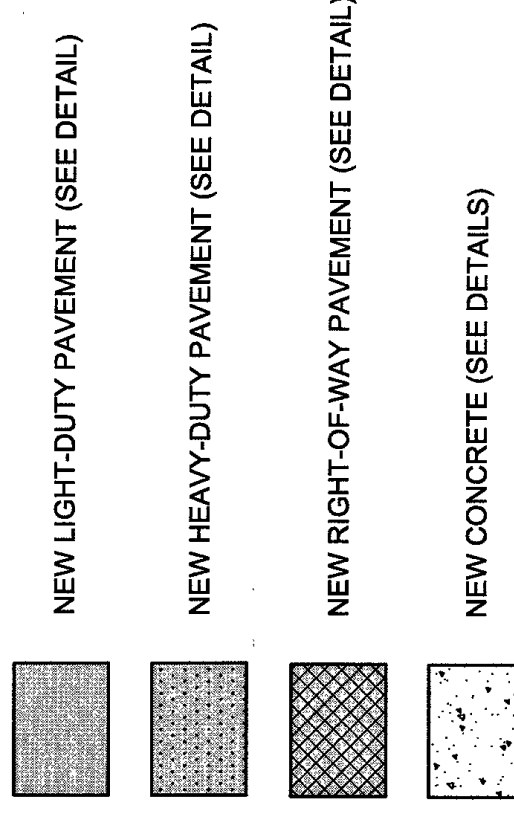
LOT COVERAGE ALLOWED/PROPOSED:
90%/APPROX. 60%

MAXIMUM BUILDING HEIGHT ALLOWED/PROPOSED:
60' / 20'-8" TO TOP OF PARAPET

FIRM MAP PANEL NO./100 YEAR BASE FLOOD:
01586/988.0'



PAVEMENT LEGEND



PAINTING STRIPING LEGEND

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
SWSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
SWSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
SWSL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
SWSL/4" - SINGLE BROKEN YELLOW LINE / 4" WIDE
SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

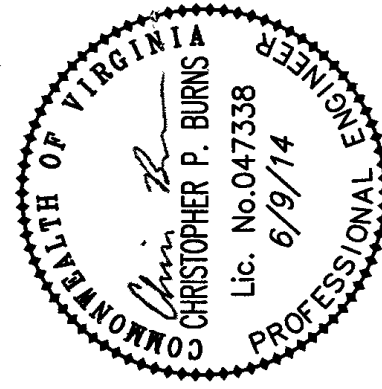
SITE LEGEND

1. FIRE LANE MARKINGS SHALL BE VISIBLE MINIMUM 10' AWAY AND "NO PARKING FIRE LANE" SIGNS AT BEGINNING AND END AND EVERY 100 FEET BETWEEN.
2. AREA STRIPED AT 5' SWSL/4" AT 45° @ 2'-0" O.C.
3. PEDESTRIAN CROSSWALK WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAVEL. REFER TO ARCHITECTURAL PLAN FOR EXACT SIZE, LOCATION FOR STOPS, STAIRS AND/OR RAMP THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOP.
4. PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.
5. "YIELD" PAINTED WHITE ON PAVEMENT TYPICAL.
6. CONCRETE JOINTING AND FILLERS TO BE COMPLETED (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE).
7. EXIT PARCHEL - SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOPS, STAIRS AND/OR RAMP THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOP.
8. 6" PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
9. AT GRADE OVERHEAD DOOR LOCATION, SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
10. 4" WIDE X 150' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
11. 16" X 35" CONCRETE COMPACTOR PAD AND 16" X 35" HEAVY DUTY PAD (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
12. TRANSFORMER PAD CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
13. ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL (VIA INDICATED VAN ACCESSIBLE SPACE).
14. OMITTED.
15. 5'-0" WIDE PEDESTRIAN CROSSWALK.
16. CART CORRAL TYPICAL.
17. 16" X 35" STRIPED AREA PAINTED 5' SWSL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS.
18. OMITTED.
19. VDOT STD. CG-6 CURB AND GUTTER. SEE DETAIL SHEET.
20. ARROW PAVEMENT MARKINGS TYPICAL. SEE PLAN FOR TYPE.
21. BUILDING SETBACK LINE PER ZONING ORDINANCE.
22. "NO PARKING FIRE LANE" SIGN. SEE PLAN FOR LOCATION.
23. OMITTED.
24. "DELIVERY TRAFFIC ONLY" SIGN.
25. "NO TRUCKS" SIGN.
26. "TRUCK ROUTE" SIGN. SEE PLAN FOR LOCATION.
27. "STOP" SIGN.
28. OMITTED.
29. INTERIOR LANDSCAPE ISLAND.
30. STOP BAR.
31. OMITTED.
32. ISOLATION JOINT TYPICAL AT FIXED STRUCTURE BUILDINGS. RETAINING WALL/DOCK LANDING AND WALKWAYS. MANHOLE LIGHT POLE BASES AND BOLLARDS.
33. ACCESSIBLE "SITE ARRIVAL POINT". SEE ARCH. PLAN DETAILS.
34. 6" LONG STRIPE WITH 18" GAPS - TYPICAL.
35. OMITTED.
36. "HANDICAPPED PARKING" SIGN. SEE DETAIL SHEET.
37. 10-SPACE BIKE RACK. SEE DETAIL SHEET.

*NOTE: REFER TO FUEL CENTER DRAWINGS (BY OTHERS) FOR ALL FUEL CENTER DRAWINGS, DETAILS, AND SPECIFICATIONS.

GROCERY TENANT
STORE #3622
LAYOUT PLAN

ROANOKE COUNTY, VIRGINIA



Balzer and Associates, Inc.
1208 Corporate Circle
Roanoke, VA 24018
540-772-9580
FAX 540-772-9050

Balzer and Associates, Inc.
Roanoke
New River Valley
Richmond
Shenandoah Valley

BALZER AND ASSOCIATES, INC.
REFLECTING TOMORROW
www.balzer.cc

SHEET NO.

C4

JOB NO. R1400022.00