



VICINITY MAP  
NTS



370 KNOLLWOOD STREET, SUITE 500  
WINSTON-SALEM, NORTH CAROLINA 27103  
PHONE: (336) 725-2981  
FAX: (336) 733-3798

SITE ADDRESS: 1625 HERSHBERGER ROAD  
ROANOKE, VIRGINIA

CSD PROJECT NUMBER: TRI-1301  
CITY OF ROANOKE PLAN NUMBER: CP140004

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As-Built for Utilities  
11/10/2014  
see sheet C-6

SITE INFORMATION	
SITE ADDRESS:	1625 HERSHBERGER ROAD
TAX MAP NUMBER:	6660108
OWNER / DEVELOPER:	KRISPY KREME DOUGHNUT CORPORATION 370 KNOLLWOOD STREET, SUITE 500 WINSTON-SALEM, NORTH CAROLINA 27103 PHONE: (336) 725-2981 FAX: (336) 733-3798
DESIGNER:	COMMERCIAL SITE DESIGN, PLLC 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 PHONE: (919) 848-6121 FAX: (919) 848-3741
ZONING:	CG (COMMERCIAL GENERAL)
EXISTING USE:	RETAIL BUILDING
PROPOSED USE:	RESTAURANT WITH DRIVE THROUGH, BAKERY, CONFECTIONARY OR SIMILAR FOOD PRODUCTION, RETAIL
BUILDING SETBACKS: FRONT ..... SIDE ..... REAR .....	0 FEET (MINIMUM), 30 FEET (MAXIMUM) 0 FEET 0 FEET
PARKING REQUIREMENTS (KRISPY KREME):	RESTAURANT: 1 SPACE PER 100 SF OF GROSS FLOOR AREA DEDICATED TO PUBLIC USE AREA (1,114 SF / 100 SF = 11 SPACES) AND BAKERY: 1 SPACE PER 300 SF (1,772 SF / 300 SF = 6 SPACES) MINIMUM TOTAL REQUIRED: 17 SPACES MINIMUM, MAXIMUM SPACES REQUIRED: 17 X 150% = 26 SPACES
PARKING REQUIREMENTS (K & W RESTAURANT):	RESTAURANT: 6,249 SF OF PUBLIC USE AREA / 100 SF = 63 SPACES MINIMUM REQUIRED
PARKING PROVIDED (KRISPY KREME):	19 REGULAR SPACES 1 HANDICAP SPACES 20 TOTAL SPACES
PARKING PROVIDED (K&W):	208 EXISTING SPACES
SITE AREA: DISTURBED AREA: EXISTING IMPERVIOUS AREA: PROPOSED IMPERVIOUS AREA:	26,380 SF OR 0.61 ACRES 31,716 SF OR 0.73 ACRES 23,012 SF OR 0.53 ACRES OR 87% 20,287 SF OR 0.47 ACRES OR 77%
MAXIMUM IMPERVIOUS ALLOWED:	85%
BUILDING AREA:	2,886 SF
WATER:	WESTERN VIRGINIA WATER AUTHORITY
SEWER:	WESTERN VIRGINIA WATER AUTHORITY

#### CITY APPROVALS

City of Roanoke  
Planning Building and Development

#### DEVELOPMENT PLAN APPROVED

Agent, Planning Commission  
Development Engineer  
Zoning Administrator

Any changes to this approved plan must be coordinated with the  
Agent to the Planning Commission and revisions approved prior  
to construction.

Project No. 13283

national  
restaurant  
designers  
ARCHITECTS & ENGINEERS  
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COMMERCIAL  
SITE DESIGN

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Revisions	
2/19/14	CITY COMMENTS #1
3/28/14	CITY COMMENTS #2
05/06/14	CITY COMMENTS #3
05/07/14	REVISED DUMPSTER
06/06/14	CITY COMMENTS #4
06/12/14	CLIENT DUMPSTER & AVENUE CHANGES

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2886 SO. FT 220-LINE PROTOTYPE-SHOP  
1625 HERSHBERGER ROAD  
ROANOKE, VIRGINIA

Krispy Kreme  
DOUGHNUTS  
SHEET DATA  
COVER SHEET

Date 11-22-13  
Drawn By DFS  
Checked by WBB  
Sheet No. C-1