

CONTACT INFORMATION	
WATER:	WESTERN VIRGINIA WATER AUTHORITY 601 S. JEFFERSON STREET, SUITE 300 ROANOKE, VIRGINIA 24011 CONTACT: CHRIS CAREY PHONE: (540) 853-5637
STORM DRAINAGE:	CITY OF ROANOKE PLANNING 215 CHURCH AVENUE S.W. ROANOKE, VIRGINIA 24011 CONTACT: DANIELLE BISHOP PHONE: (540) 853-1325
SANITARY SEWER:	WESTERN VIRGINIA WATER AUTHORITY 601 S. JEFFERSON STREET, SUITE 300 ROANOKE, VIRGINIA 24011 CONTACT: CHRIS CAREY PHONE: (540) 853-5637
GAS:	PIEDMONT NATURAL GAS CONTACT: DON JONES PHONE: (540) 777-3851
ELECTRIC:	APPALACHIAN POWER CUSTOMER SERVICE PHONE: (888) 710-4237
TELEPHONE:	VERIZON CONTACT: MIKE DAVIS PHONE: (540) 562-4800
PLANNING / ZONING:	CITY OF ROANOKE PLANNING 215 CHURCH AVENUE SW ROANOKE, VIRGINIA 24011 CONTACT: IAN SHAW PHONE: (540) 853-5808

CONSTRUCTION PROCEDURE REQUIREMENTS:

- RIGHT-OF-WAY EXCAVATION PERMIT PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS), A RIGHT-OF-WAY EXCAVATION PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM
- LAND DISTURBANCE PERMIT AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF
- PLANS AND PERMITS A COPY OF THE PLANS AS APPROVED BY THE CITY (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT
- LOCATION OF UTILITIES THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES
- CONSTRUCTION ENTRANCE THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION RELATED EGRESS FROM THE SITE. SIZE AND COMPOSITION OF CONSTRUCTION ENTRANCE SHALL BE AS SHOWN ON THE PLANS.
- STREETS TO REMAIN CLEAN IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE PUBLIC STREET ADJACENT TO THE CONSTRUCTION ENTRANCE REMAINS FREE OF MUD, DIRT, DUST, AND/OR ANY TYPE OF CONSTRUCTION MATERIALS OR LITTER AT ALL TIMES.
- BARRICADES/DITCHES THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPER AND NECESSARY FOR THE SAFETY
- SEWER AND PAVEMENT REPLACEMENT CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY
- APPROVED PLANS/CONSTRUCTION CHANGES ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE EROSION AND SEDIMENT CONTROL AGENT PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.
- 0. FINAL ACCEPTANCE/CITY THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FIELD SURVEYED FINAL CORRECT SET OF AS-BUILT PLANS OF THE NEWLY CONSTRUCTED STORM DRAIN AND/OR STORMWATER MANAGEMENT FACILITIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE CITY. AS-BUILT PLANS SHALL BE PROVIDED IN THE STATE PLANE VIRGINIA SOUTH COORDINATE SYSTEM, NAD 1983, FIPS 4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1



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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A-18 SITE DETAILS (KRISPY KREME)

SITE ADDRESS:	1625 HERSHBERGER ROAD
TAX MAP NUMBER:	6660108
OWNER / DEVELOPER:	KRISPY KREME DOUGHNUT CORPORATION 370 KNOLLWOOD STREET, SUITE 500 WINSTON-SALEM, NORTH CAROLINA 2710 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: FRONTSIDEREAR	O FEET (MINIMUM), 30 FEET (MAXIMUM) O FEET O 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
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

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

Checked by