

SEE SHEET 3 FOR CONTINUATION

LOWE'S

NEW KROGER STORE NO. R-325

± 54,220 SQUARE FEET

5050 RUTGERS STREET, N.E.

VESTIBULE

SEE ARCH. PLANS FOR
DETAILS OF CANOPY AND
CONCRETE WALK.

SEE "WHEEL STOP DETAIL",
THIS SHEET (TYP.)

SEE ARCH. PLANS FOR
CONCRETE STOOP DETAIL

15' DRAINAGE
EASEMENT, SEE
M.B. 1, PG. 589
(PRIVATE)

$\Delta = 50'16'34''$
 $R = 300.00'$
 $T = 140.77'$
 $L = 263.24'$

15' WATER LINE EASEMENT
SEE M.B. 1, PG. 1177
(PUBLIC)

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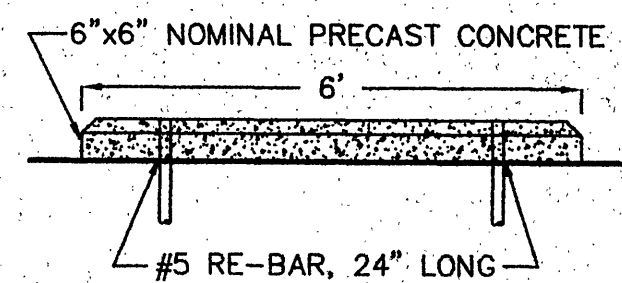
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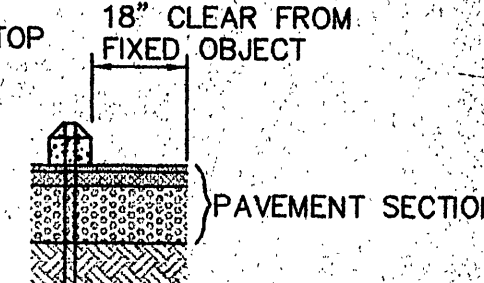
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ELEVATION



END VIEW

CONCRETE WHEEL STOP DETAIL

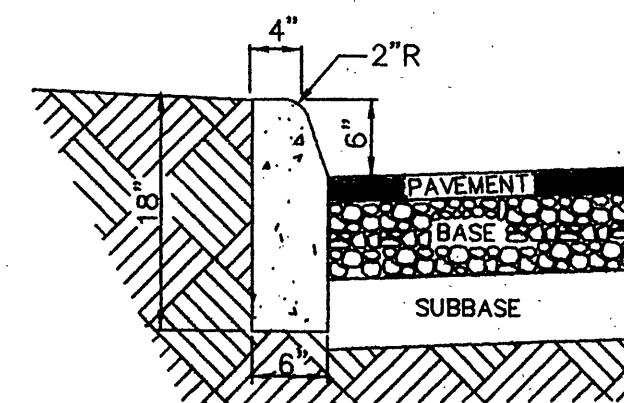
NO SCALE

PARKING SCHEDULE

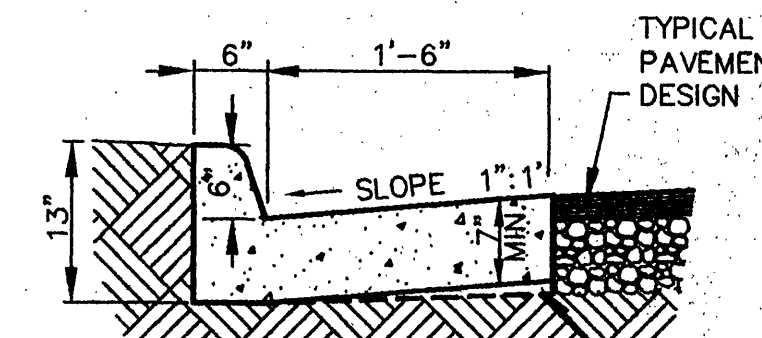
340 STANDARD SPACES
8 HANDICAP-ONLY SPACES
348 TOTAL SPACES

HANDICAP PARKING AREA DIMENSIONS

HANDICAP-ONLY SPACES: 8' x 18'
HANDICAP ACCESS AREAS: 5' x 18' & 9' x 18'



THE DEPTH OF CURB MAY BE REDUCED AS
MUCH AS 3" (15" DEPTH) OR INCREASED AS
MUCH AS 3" (21" DEPTH) IN ORDER THAT
THE BOTTOM OF CURB WILL COINCIDE WITH
THE TOP OF A COURSE OF THE PAVEMENT



BOTTOM OF THE CURB & GUTTER
MAY BE CONSTRUCTED PARALLEL
TO THE SLOPE OF THE SUBBASE

A CONCRETE CURB

NO SCALE

B CURB & GUTTER

NO SCALE

CURVE TABLE FOR DRIVE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	21.50'	29.13'	17.30'	26.95'	S 78°40'05" E	77°37'53"
C2	42.50'	8.93'	4.48'	8.92'	S 33°49'54" E	12°02'30"
C3	41.71'	48.21'	27.20'	45.57'	N 60°55'24" W	66°13'31"
C4	77.50'	24.99'	12.60'	24.88'	S 76°43'41" W	18°28'19"
C5	357.50'	423.84'	240.81'	399.45'	S 06°22'27" W	67°55'41"
C12	77.50'	36.73'	18.72'	36.39'	S 53°54'54" W	27°09'14"

GENERAL LANDSCAPING NOTES

- ALL LANDSCAPE PLANTINGS SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- ALL LANDSCAPE PLANTINGS SHALL CONFORM TO STANDARDIZED PLANT NAME AND SHALL BE WELL-FORMED, TRUE TO TYPE AND HAVE WELL-DEVELOPED ROOT SYSTEMS. ALL PLANTINGS SHALL BE SOUND, HEALTHY, AND FREE FROM DEFECTS.
- ALL PLANTING SHALL BE DONE DURING THE PROPER SEASON AND NO PLANTING SHALL BE DONE IN FROZEN SOIL OR DURING UNFAVORABLE WEATHER CONDITIONS.
- ALL TREES ARE TO BE LOCATED WITH RESPECT TO EXISTING OR PROPOSED UTILITIES.
- MULCH ALL PLANTINGS WITH A MINIMUM OF THREE INCHES OF SHREDDED OR CHIPPED MULCH.
- ADJUSTMENTS MAY BE NECESSARY DUE TO PLANT AVAILABILITY.
- DUE TO ON-SITE CONDITIONS, IN-FIELD ADJUSTMENTS MAY BE NECESSARY.
- ALL PLANTING OF TREES, SHRUBS, ETC. SHALL BE DONE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATIONS, SECTION 605.

PLANTING LIST

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE @ PLANTING	CONDITION
BP	PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR TREE	29	2-1/2" CAL. MIN	B&B

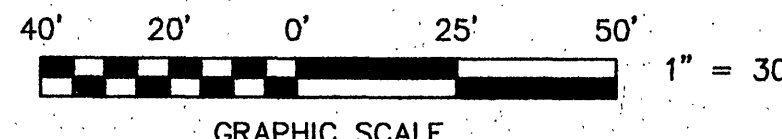
THE LANDSCAPING SHOWN IS THE MINIMUM REQUIRED FOR CITY OF ROANOKE APPROVAL. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE TYPES, QUANTITY, SIZES, AND LOCATIONS OF ADDITIONAL PLANTINGS AS MAY BE DESIRED.

THE SPECIES SHOWN MAY BE CHANGED TO OTHER CITY OF ROANOKE APPROVED DECIDUOUS TREES, CONTACT CITY OF ROANOKE PLANNING DEPT.

SIGNAGE NOTE

THE LOCATIONS FOR SIGNS SHOWN ARE APPROXIMATE.

THE SIGN CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR DESIRED KROGER SIGNAGE. CITY APPROVAL IS REQUIRED FOR THE LOCATION, SIZE AND HEIGHT OF ALL SIGNAGE.



- STANDARD PAVEMENT BY KROGER - SEE DETAIL, SHEET 4
- HEAVY-DUTY PAVEMENT BY KROGER - SEE DETAIL, SHEET 4
- STANDARD PAVEMENT BY LOWE'S - SEE DETAIL, SHEET 4
- HEAVY-DUTY PAVEMENT BY LOWE'S - SEE DETAIL, SHEET 4

REVISED 10-25-93 PER CITY OF ROANOKE REVIEW - CLW
RE-ISSUED FOR BID 9/20/93 - CLW

FRANK B. CALDWELL, III
NO. 9184
PROFESSIONAL ENGINEER

DESIGNED BY C.L. WHITE
DRAWN BY C.L. WHITE
CHECKED BY
W.O. # 93-1022
N.B. JW-24
TAX NO. 6650101

DIMENSIONAL PLAN - EAST
FOR
THE KROGER COMPANY
SITUATE TOWNE SQUARE SHOPPING CENTER
HERSHBERGER ROAD
CITY OF ROANOKE, VIRGINIA

SCALE: 1" = 30' DATE: SEPTEMBER 14, 1993

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ENGINEERS
SURVEYORS
PLANNERS