

**G.C. SHALL WORK DIRECTLY WITH KROGER PROJECT MANAGERS AND STORE MGMT. TO ENSURE THAT THE EXISTING REMOTE PHARMACY REMAINS FUNCTIONAL AND ACCESSIBLE UNTIL SUCH TIME THAT THE NEW KIOSK IS OPERATIONAL FOR CUSTOMER USE. ALL SUB-CONTRACTORS AND TRADES SHALL BE SCHEDULED ACCORDINGLY AND MEASURES TAKEN TO ENSURE SAFE AND CONVENIENT ACCESS FOR PATRONS.

N/F
ROANOKE REGIONAL AIRPORT COMMISSION
D.B. 1564, PG. 668
T.M. #6650104
PARCEL #8
M.B. 1, PGS. 589-592

G.C. TO COORDINATE WITH UTILITY PROVIDERS INCLUDING AEP, VERIZON, ETC. REGARDING ELECTRICAL, CABLE, & TELEPHONE SERVICE & TRANSFORMER/PEDESTAL LOCATIONS TO SERVE THE PROPOSED RETAIL BUILDING

G.C. SHALL SAW CUT PVMT. FOR THE UTILITY CONNECTION (ST'D FOR ALL UTILITIES W/ THE PVMT.)

APPROX. LOC. 15" APCO ESM/T
D.B. 1706, PG. 1240

15" P.W.L.E.
M.B. 1, PGS. 1366-1367

G.C. TO COOR. WITH RKE GAS CO. FOR INSTALLATION AND CONSTRUCTION RESPONSIBILITY

PUBLIC F.H. ASSEM. (WVWA W-18)
APPROX. PROPOSED FLOWS
STATIC: 65 PSI
RES: 34 PSI
FLOW AT 34PSI: 2,500GPM

G.C. SHALL PROVIDE STOP SIGNAGE

VDOT ST'D CG-2 TYP.

2 STACKING SPACES

DRIVE-THRU STRIPING TYP.

CONC. ISLAND & DRIVE THRU CONC. PAD TYP.

ASPHALT PAVING TYP.

"KROGER" SIGN ON CONC. BASE

RELOCATED TELE. LINE

VDOT ST'D CG-6

20' PUBLIC W.L.E.

RELOCATED TELE. LINE

VDOT ST'D CG-6

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VDOT ST'D CG-6

20' PUBLIC W.L.E.

RELOCATED TELE. LINE

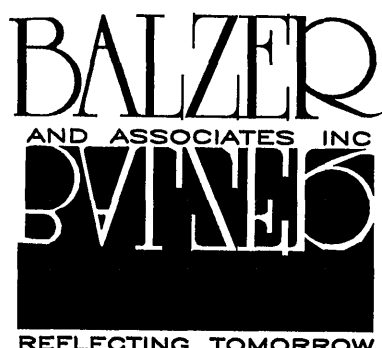
VDOT ST'D CG-6

20' PUBLIC W.L.E.

RELOCATED TELE. LINE

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	263.24'	300.00'	140.77'	N37°01'13"E	254.88'	50°16'34"



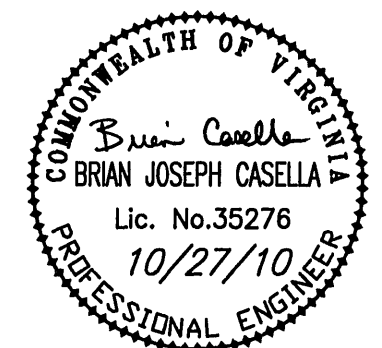
www.balzer.cc

New River Valley
Richmond
Roanoke
Shenandoah Valley

RESIDENTIAL LAND DEVELOPMENT ENGINEERING
SITE DEVELOPMENT ENGINEERING
LAND USE PLANNING & ZONING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ARCHITECTURE
STRUCTURAL ENGINEERING
GEOTECHNICAL ENGINEERING
TRANSPORTATION ENGINEERING
ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.

1208 Corporate Circle
Roanoke, VA 24018
540-772-9580
FAX 540-772-8050



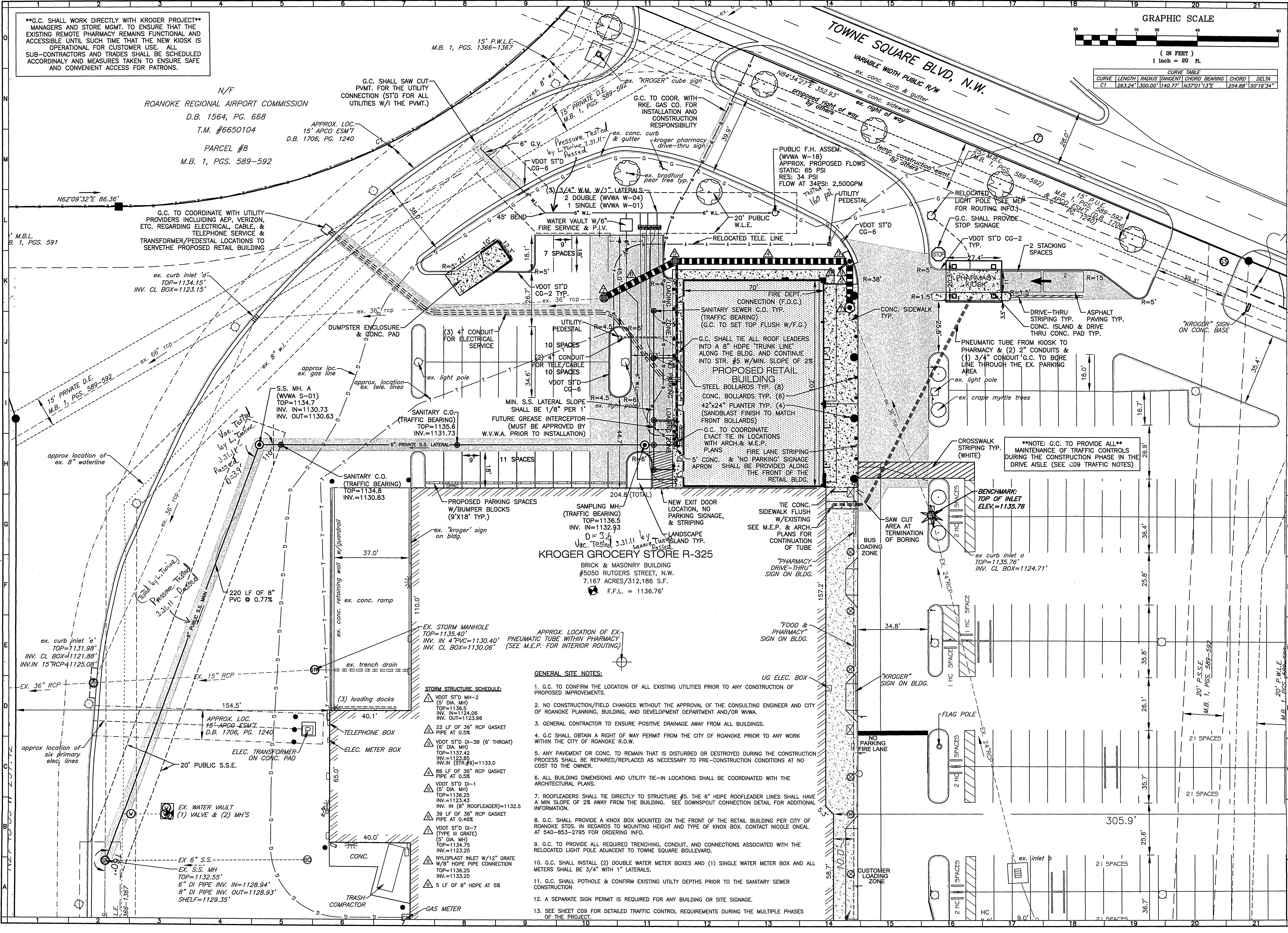
KROGER RETAIL R-325
LAYOUT & UTILITY PLAN
CITY OF ROANOKE, VIRGINIA

DRAWN BY BTC
DESIGNED BY BTC
CHECKED BY SMH
DATE 8-27-10
SCALE 1"=20'

REVISIONS:
9-22-10
10-27-10

SHEET NO.
C03
JOB NO. R1000064.00

APPROVED
JAN 24 2011



KROGER GROCERY STORE R-325
BRICK & MASONRY BUILDING
#5050 RUTGERS STREET, N.W.
7.167 ACRES/312,186 S.F.
F.F.L. = 1136.76'

GENERAL SITE NOTES:

- G.C. TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER AND CITY OF ROANOKE PLANNING, BUILDING, AND DEVELOPMENT DEPARTMENT AND/OR WVWA.
- GENERAL CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
- G.C. SHALL OBTAIN A RIGHT OF WAY PERMIT FROM THE CITY OF ROANOKE PRIOR TO ANY WORK WITHIN THE CITY OF ROANOKE R.O.W.
- ANY PAVEMENT OR CONC. TO REMAIN THAT IS DISTURBED OR DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED/REPLACED AS NECESSARY TO PRE-CONSTRUCTION CONDITIONS AT NO COST TO THE OWNER.
- ALL BUILDING DIMENSIONS AND UTILITY TIE-IN LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
- ROOFLEADERS SHALL TIE DIRECTLY TO STRUCTURE #5. THE 6" HDPE ROOFLEADER LINES SHALL HAVE A MIN SLOPE OF 2% AWAY FROM THE BUILDING. SEE DOWNSPOUT CONNECTION DETAIL FOR ADDITIONAL INFORMATION.
- G.C. SHALL PROVIDE A KNOX BOX MOUNTED ON THE FRONT OF THE RETAIL BUILDING PER CITY OF ROANOKE STDS. IN REGARDS TO MOUNTING HEIGHT AND TYPE OF KNOX BOX. CONTACT NICOLE ONEAL AT 540-853-2795 FOR ORDERING INFO.
- G.C. TO PROVIDE ALL REQUIRED TRENCHING, CONDUIT, AND CONNECTIONS ASSOCIATED WITH THE RELOCATED LIGHT POLE ADJACENT TO TOWNE SQUARE BOULEVARD.
- G.C. SHALL INSTALL (2) DOUBLE WATER METER BOXES AND (1) SINGLE WATER METER BOX AND ALL METERS SHALL BE 3/4" WITH 1" LATERALS.
- G.C. SHALL POT-HOLE & CONFIRM EXISTING UTILITY DEPTHS PRIOR TO THE SANITARY SEWER CONSTRUCTION
- A SEPARATE SIGN PERMIT IS REQUIRED FOR ANY BUILDING OR SITE SIGNAGE.
- SEE SHEET C09 FOR DETAILED TRAFFIC CONTROL REQUIREMENTS DURING THE MULTIPLE PHASES OF THE PROJECT.

STORM STRUCTURE SCHEDULE:

- VDOT STD MH-2 (5' DIA. MH) TOP=1136.5 INV. IN=1124.06 INV. OUT=1123.96
- 22 LF OF 36" RCP GASKET PIPE AT 0.5%
- VDOT STD DI-3B (6' THROAT) (6' DIA. MH) TOP=1137.42 INV. IN=1123.95 INV. IN (STR. 9)=1133.0
- 86 LF OF 36" RCP GASKET PIPE AT 0.5%
- VDOT STD DI-1 (5' DIA. MH) TOP=1136.25 INV. IN=1123.43 INV. IN (8" ROOFLEADER)=1132.5
- 39 LF OF 36" RCP GASKET PIPE AT 0.46%
- VDOT STD DI-7 (TYPE III GRATE) (5' DIA. MH) TOP=1134.75 INV. IN=1123.25
- NYLOPLAST INLET W/12" GRATE W/8" HDPE PIPE CONNECTION TOP=1136.25 INV. IN=1133.25
- 5 LF OF 8" HDPE AT 5%