

PROPERTY OWNER: TOWERS ASSOCIATES
8405 GREENSBORO DR
MCLEAN, VA 22102

ENGINEER: LMW PROFESSIONAL CORPORATION
102 ALBEMARLE AVE., S.E.
ROANOKE, VIRGINIA 24013
(540) 345-0675

OFFICIAL TAX # OF PROPERTY: 1250928

ZONING CLASSIFICATION: CLS
OVERLAY DISTRICTS: RIVER AND CREEK CORRIDOR DISTRICT OVERLAY (RCC)
TOTAL LOT AREA: 5.82 ACRES
TOTAL ACREAGE OF LAND TO BE DEVELOPED: 64,356 SF (1.48 ACRES)
TOTAL ACREAGE OF LAND TO BE DISTURBED: 55,422 SF (1.27 ACRES) Δ
LEGAL REFERENCE: INSTRUMENT # D.B. 765 PG. 457

PROPOSED USE OF SITE: GAS STATION
WWA AVAILABILITY NO. 08-069

FLOOD STATEMENT:
PART OF THIS PROPERTY DOES LIE WITHIN THE LIMITS OF A 100-YEAR FLOODPLAIN AS DESIGNATED BY CURRENT FEMA MAPS. THE PROPERTY IS LOCATED PARTIALLY IN ZONE X & PARTIALLY IN ZONE AE, ON PANEL 44 OF 90, MAP NUMBER 51161C00440, DATED OCTOBER 15, 1993.

NOTICE: ALL LANDOWNERS, DEVELOPERS AND CONTRACTORS
FAILURE TO COMPLY WITH THE CONSTRUCTION REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS OR THE ISSUANCE OF A STOP WORK ORDER.

1. 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 THE CITY OF ROANOKE.

2. 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 A LAND DISTURBANCE PERMIT.

3. 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 ALL TIMES OF ONGOING CONSTRUCTION.

4. LOCATION OF UTILITIES - THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

5. 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.

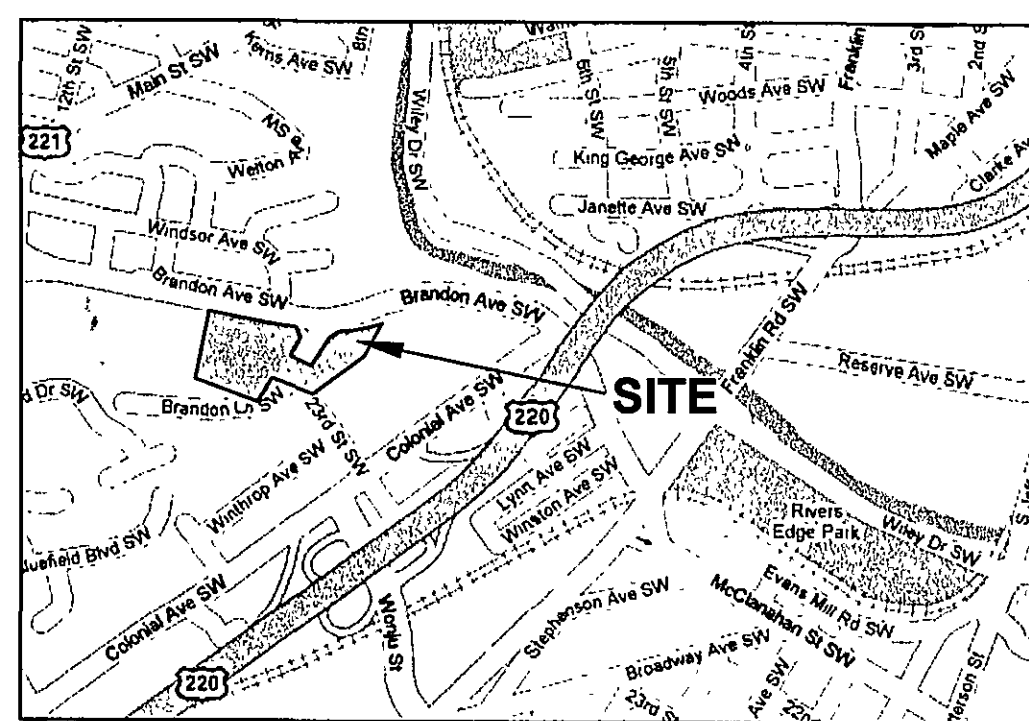
6. STREETS TO REMAIN CLEAN - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE PUBLIC STREET ADJACENT TO THE CONSTRUCTION ENTRANCE REMAINS FREE OF MUD, DIRT, DUST, AND/OR ANY TYPE OF CONSTRUCTION MATERIALS OR LITTER AT ALL TIMES.

7. 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 OF THE PUBLIC ARE IN PLACE.

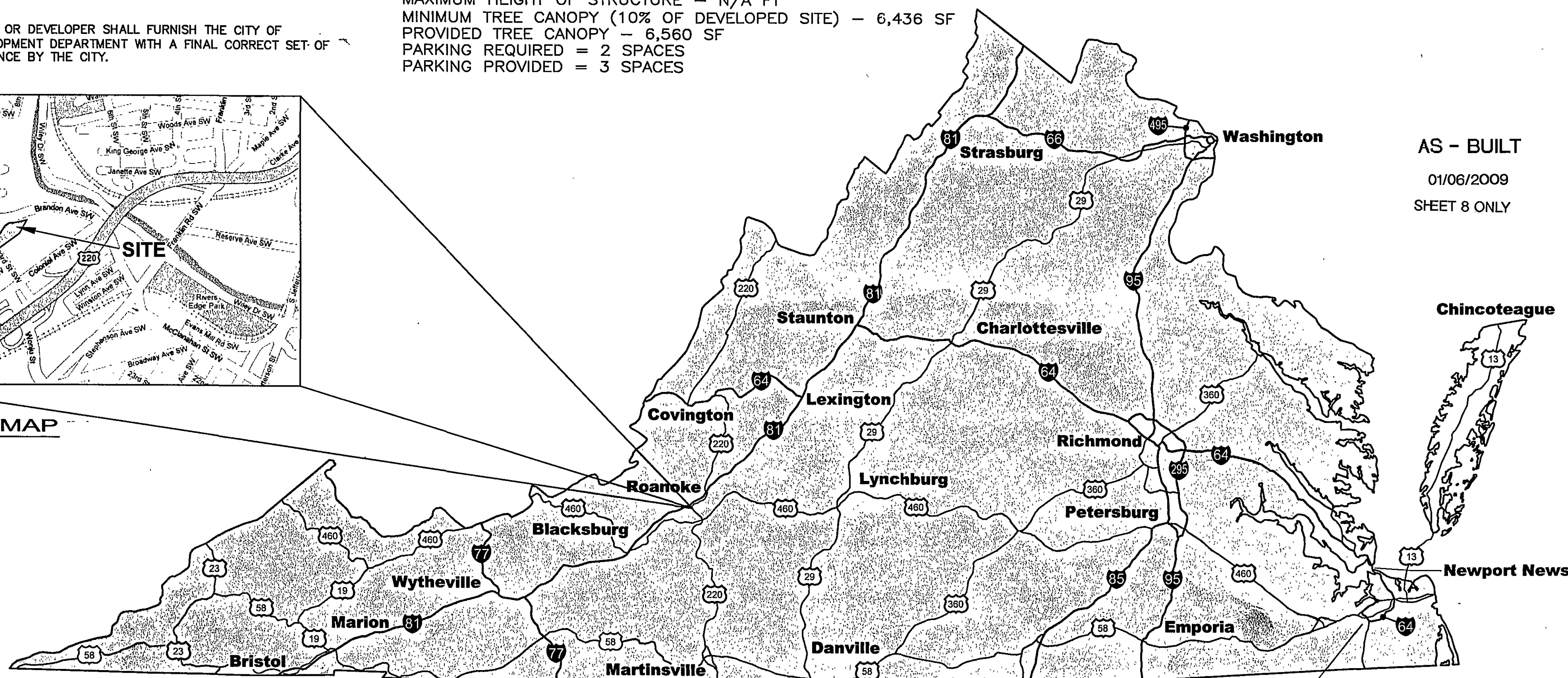
8. SEWER AND PAVEMENT REPLACEMENT - CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY

9. 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.

10. FINAL ACCEPTANCE/CITY - THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

KROGER R-400 FUEL CENTER INSTALLATION

TOWERS MALL
THE KROGER COMPANY
698 BRANDON AVE. & 23rd STREET, ROANOKE, VA 24017

Contact Person: JIM COOPER
Tel.: (540) 563-3668

LMW P.C.
ENGINEERING - ARCHITECTURE - SURVEYING - LANDSCAPE DESIGN

102 ALBEMARLE AVE., S.E.
ROANOKE, VA 24013
PHONE: (540) 345-0675 FAX: (540) 342-4456
CONTACT PERSON: RICHARD C. WHITE P.E.
E-MAIL: lmweng@lmw.roacoxmail.com

A QUALITY CONTROL/QUALITY ASSURANCE CHECK HAS BEEN MADE ON THIS PROJECT'S DOCUMENTS AND CORRECTIONS HAVE BEEN MADE. THE UNDERSIGNED STATES THAT THESE PLANS AND SPECIFICATIONS SUBMITTED FOR REVIEW ARE COMPLETE AND READY FOR BIDDING.

SIGNED: _____

ZONING TABLE Δ

ZONING CLASSIFICATION: CLS
MINIMUM LOT AREA - 90,000 SQ FT
MAXIMUM LOT AREA - N/A
MINIMUM LOT FRONTAGE - 150 FT
MAXIMUM LOT FRONTAGE - N/A FT
LOT FRONTAGE PROVIDED - 469 FT
MINIMUM LOT DENSITY - N/A
LOT DENSITY PROVIDED - N/A
MAXIMUM IMPERVIOUS RATIO - 80%
IMPERVIOUS SURFACE RATIO PROVIDED - 51%
MINIMUM DEPTH OF FRONT YARD - 20 FT
MINIMUM SIDE YARD - 25 FT
MINIMUM REAR YARD FOR A PRINCIPAL STRUCTURE - 25 FT
MAXIMUM HEIGHT OF STRUCTURE - N/A FT
MINIMUM TREE CANOPY (10% OF DEVELOPED SITE) - 6,436 SF
PROVIDED TREE CANOPY - 6,560 SF
PARKING REQUIRED = 2 SPACES
PARKING PROVIDED = 3 SPACES

INDEX OF DRAWINGS

DRAWINGS BY L.M.W. P.C.

1. COVER
2. ABBREVIATIONS, LEGEND, & GENERAL NOTES
3. EROSION & SEDIMENT CONTROL
4. EXISTING SITE CONDITIONS
5. DEMOLITION PLAN
6. SHOPPING CENTER PLAN
7. GRADING, EROSION & SEDIMENT CONTROL
8. PROFILES
9. LAYOUT AND DIMENSIONAL PLAN
10. DETAILS 1
11. DETAILS 2
12. LANDSCAPING PLAN & DETAILS

DRAWINGS BY GALLOWAY PLANNING, ARCHITECTURE, ENGINEERING

- | | |
|-------|---|
| A1 | CONSTRUCTION & FOUNDATION PLANS |
| A1.1 | CONSTRUCTION & FOUNDATION PLANS |
| A1.2 | CONSTRUCTION & FOUNDATION DETAILS |
| A2 | EXTERIOR ELEVATIONS AND SIGNAGE |
| A3 | YARD DETAILS |
| E1 | ELECTRICAL PLANS AND DETAILS |
| E2 | ELECTRICAL PLANS AND DETAILS |
| E3.0 | DISPENSER AND LEAK DETECTION WIRING DIAGRAM |
| T1.0 | TYPICAL FUELING LAYOUTS |
| T2.0 | TANK & PIPING MATERIALS LIST (1 OF 2) |
| T2.1 | TANK & PIPING MATERIALS LIST (2 OF 2) |
| T3.0 | 20,000 GAL. TANK PLAN AND SECTION INSTALLATION DETAILS |
| T3.1 | 10,000/8,000 GAL. TANK PLAN AND SECTION INSTALLATION DETAILS |
| T4.0 | TANK SLAB, ANCHORING AND MISCELLANEOUS INSTALLATION DETAILS |
| T5.0 | TANK TURBINE/FILL SUMP AND STATIC GROUNDING INSTALLATION DETAILS |
| T-6.0 | TANK TURBINE SUMP AND MISCELLANEOUS INSTALLATION DETAILS (ALL CONFIGURATIONS) |
| T-7.0 | TANK FILL SUMP AND FITTING INSTALLATION DETAILS |
| T-8.0 | DISPENSER AND PIPING INSTALLATION DETAILS |
| T-8.1 | DISPENSER AND PIPING INSTALLATION DETAILS |

DRAWINGS BY FASHION (a member of the Image Resource Group)

- | | |
|---------|-----------------|
| E1 OF 2 | FRAMING PLAN |
| E2 OF 2 | ELEVATIONS |
| F1 OF 1 | FOUNDATION PLAN |
| L1 OF 1 | LIGHTING LAYOUT |

DEVELOPMENT PLAN APPROVED	
Agent, Planning Commission	Date 9/29/08
Development Engineer	9/29/08
Zoning Administrator	9/29/08
Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.	

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KROGER R-400 FUEL CENTER INSTALLATION TOWERS MALL

RECEIVED

SEP 25 2008
CITY OF ROANOKE
PLANNING BUILDING AND DEVELOPMENT

NO.	DATE	DESCRIPTION	BY
1	06/05/08	PER ROANOKE CITY COMMENTS	MCP
COVER SHEET REVISION			

COMM. NO. 1997D
DATE: 03/03/08
SET NO.

APPROVED
SEP 26 2008

APPROVED
Kroger R-400
Fuel Center
Installation
10/1/08