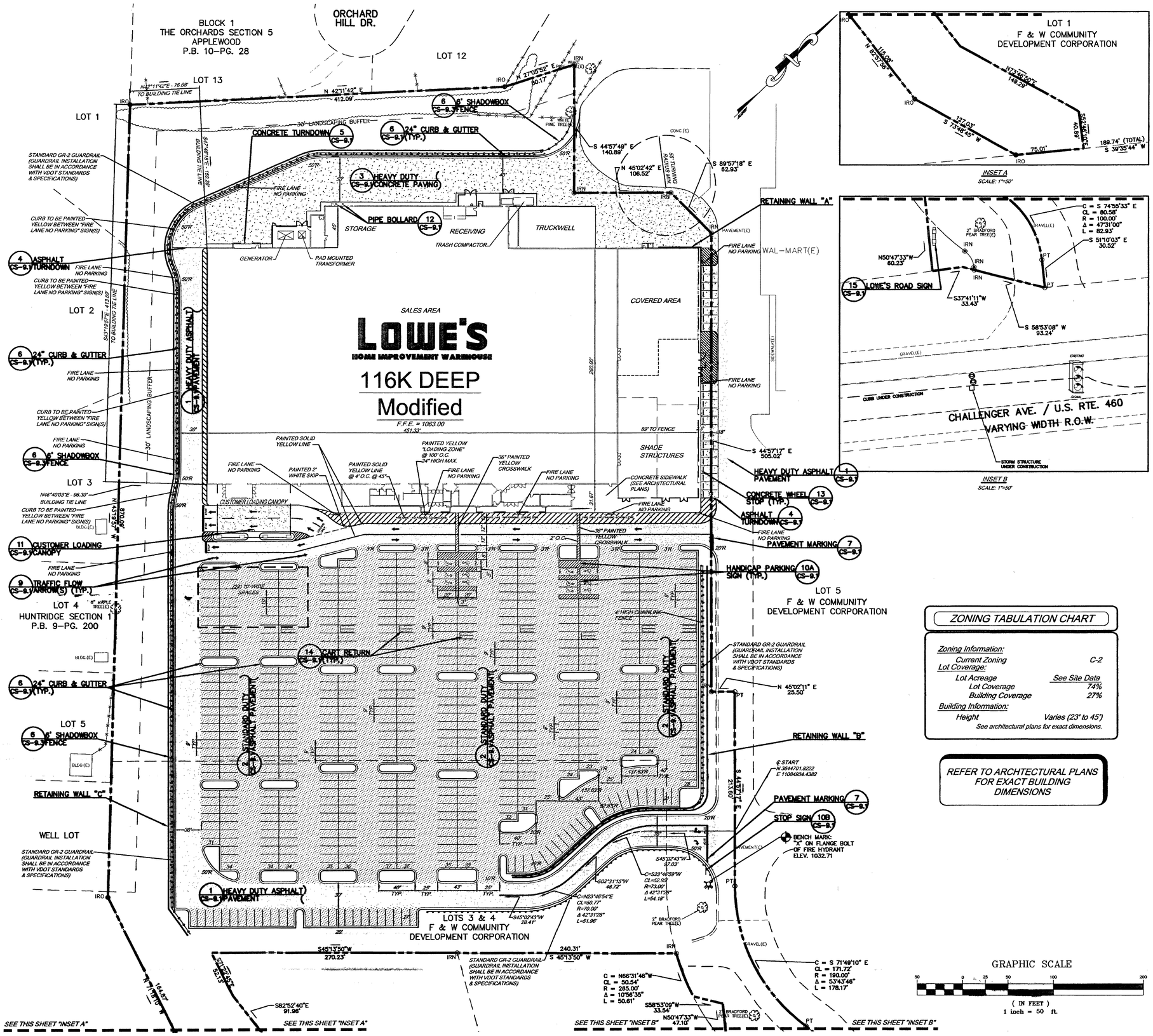

INSET A
SCALE: 1"=50'

INSET B
SCALE: 1"=50'

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

CONSTRUCTION NOTES:

1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED AND NOTIFY THE ENGINEER OF CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK.

2) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD & BRIDGE SPECIFICATIONS AND THE COUNTY OF ROANOKE SUBDIVISION REGULATIONS, AS APPLICABLE.

3) THE CONTRACTOR SHALL PROTECT BENCH MARKS, PROPERTY CORNERS, AND ALL OTHER SURVEY MARKERS FROM DAMAGE AND/OR DESTRUCTION.

4) ALL SIGNS, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND "THE AMERICANS WITH DISABILITIES ACT", AS APPLICABLE.

5) THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE COUNTY OF ROANOKE, APPLICABLE UTILITY COMPANIES, OTHER CONTRACTORS PERFORMING WORK AT THE SITE, AND THE OWNER, AS APPLICABLE.

6) ALL DIMENSIONS ARE REFERENCED TO THE FACE OF CURB UNLESS OTHERWISE INDICATED.

7) ASPHALT PARKING LOT TO BE STRIPED WITH 4" WIDE PAINTED WHITE LINES AS INDICATED. CONCRETE PAVED AREAS TO BE PAINTED YELLOW. PAINT SHALL BE SHERWIN WILLIAMS "PROMAR TRAFFIC MARKING", ENTERPRISE LATEX TRAFFIC MARKING PAINT OR PITTSBURG PAINTS "SPEEDHIDE TRAFFIC AND ZONE MARKING FLAT LATEX".

8) LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE COUNTY OF ROANOKE CODE OF ORDINANCES.

9) THE SITE IS ZONED C2 AND THE C2 SIGN REGULATIONS SHALL APPLY EXCEPT AS OTHERWISE PERMITTED BY ROANOKE COUNTY.

10) ALL RADII FOR LANDSCAPING ISLANDS SHALL BE 4' UNLESS OTHERWISE NOTED.

11) THE CONTRACTOR SHALL IDENTIFY REQUIRED LINES, LEVELS, AND DATUM PRIOR TO CONSTRUCTION.

12) ALL CONCRETE SIDEWALKS AND APRONS SHALL RECEIVE CONSTRUCTION JOINTS AT 25'-0" O.C. UNLESS OTHERWISE NOTED.

13) TYSINGER, HAMPTON AND PARTNERS, INC. WILL PROVIDE A DIGITAL FILE, FOR USE IN SITE LAYOUT, IF REQUIRED.

14) APPLICABLE BUILDING CODES INCLUDE BUT ARE NOT LIMITED TO: LATEST EDITION OF BOCA

15) ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.

16) TRASH AND ROOF TOP MECHICANAL EQUIPMENT SHALL BE SCREENED. REFER TO ARCHITECTURAL DRAWING FOR REQUIREMENTS.

SITE DATA

Acreage:	
Lowe's Tract	14.85
Total	14.85
Main Building:	
Sales Floor	117,347 S.F.
Office Area	3,833 S.F.
Receiving/Storage	9,384 S.F.
Utility Rooms	1,415 S.F.
Vestibules:	
Main Entrance	1,051 S.F.
Main Exit	331 S.F.
Lumber	480 S.F.
MAIN BUILDING TOTAL	133,841 S.F.
Garden Center:	
Shade Structures	10,150 S.F.
Covered Area	8,830 S.F.
Open Area	5,539 S.F.
Garden Center Total	24,519 S.F.
Parking Requirements:	
Lowe's Parking Required:	
Standard	591
Handicapped	12
Total Parking Required (Ratio = 4.5 (spaces/1000 sf)	603
Local Parking Required	
Standard	577
Handicapped	12
Total Parking Required (Ratio = 4.4 (spaces/1000 sf)	589
Parking Provided:	
Standard	592
Handicapped	12
Total Parking Provided (Ratio = 4.6 (spaces/1000 sf)	604

ZONING TABULATION CHART

Zoning Information:	
Current Zoning	C-2
Lot Coverage:	
Lot Acreage	See Site Data
Lot Coverage	74%
Building Coverage	27%
Building Information:	
Height	Varies (23' to 45')

See architectural plans for exact dimensions.

REFER TO ARCHTECTURAL PLANS FOR EXACT BUILDING DIMENSIONS

LEGEND

EXISTING	NEW	DESCRIPTION
	PT	BENCH MARK
		CALCULATED POINT
IRO	IRN	IRON ROD
CONC. MON.		CONCRETE MONUMENT
		CONCRETE AREAS
		CURB/EDGE OF PAVEMENT
		EASEMENT
-x-x-		FENCE
		HEAVY DUTY PAVEMENT
		STANDARD DUTY PAVEMENT
	28	PARKING STALL COUNT
		LOWE'S PROPERTY LINES
		PROPERTY LINES
		SIGN
		CART RETURN (FURNISHED/ INSTALLED BY LOWE'S)
		TREE
		TREE LINE
		GUARDRAIL

LOWE'S
HOME CENTERS, INC.
P.O. BOX 1111 · N. WILKESBORO, NC 28656

REVISIONS
◇ PRE-BID SET ISSUE DATE — POST BID SET ISSUE DATE

DATE		DESCRIPTION
3/12/03	1	OWNER REVISION

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COMMONWEALTH OF VIRGINIA
CHRISTOPHER M. LOCKE
LICENSED PROFESSIONAL ENGINEER

LOWE'S
ENGINEERING AND CONSTRUCTION
HWY 268 EAST, EAST DOCK N. WILKESBORO, NC 28659
336.658.4000 (V) 336.658.3257 (F)

SITE PLAN
LOWE'S OF:
EAST ROANOKE
ROANOKE, VIRGINIA
PROJECT No: 0221701C | DRAWN BY: JES | CHECKED BY: TOP

ORIGINAL ISSUE DATE:	APR 15 2003
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	CS-4.1
OF 11	

28X03 1"=50'
0221701C Std.DWG

TH&P Project No. 0221701C