

ROANOKE COUNTY NOTES:

1. ALL EXTERIOR LIGHTING SHALL BE DESIGNED, LOCATED AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES. THE INTENSITY AT ADJOINING STREETS OR RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.
2. ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS) AND OUTDOOR STORAGE AREAS IN ALL ZONING DISTRICTS SHALL BE SCREENED FROM SURROUNDING VIEWS PER SECTION 30-92-5 AND AS SHOWN IN THE ROANOKE COUNTY DESIGN HANDBOOK. HEIGHT OF SCREENING MUST BE A MINIMUM OF (6) FEET.
3. GROUND LEVEL AND ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED PER SECTION 30-92-5 AND AS SHOWN IN THE ROANOKE COUNTY DESIGN HANDBOOK.

FIRE LANE NOTES:

1. FIRE LANE SIGNS SHALL BE INSTALLED AT THE BEGINNING AND THE END OF THE FIRE LANE
2. BOTTOM OF THE SIGN SHALL BE MOUNTED AT 7' ABOVE THE PAVEMENT
3. SIGN SHALL BE SET BACK NO FURTHER THAN 3' FROM THE PAVEMENT

*NOTE: THE PROPOSED ENTRANCE, ACCESS DRIVE AISLE, AND PUBLIC UTILITY STUBOUTS ARE PROVIDED TO SERVE ANY POSSIBLE FUTURE DEVELOPMENT ON TAX PARCELS 027.10-07-01.00-0000 AND 027.10-07-01.01-0000. THESE PARCELS ARE UNDER THE SAME OWNERSHIP AS THE SOUTHERN TEAM HYUNDAI SITE, THERE ARE NO KNOWN PLANS FOR THESE PARCELS AT THIS TIME.

SHADING LEGEND:

- PROPOSED STANDARD ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
Shenandoah Valley
New River Valley / Lynchburg

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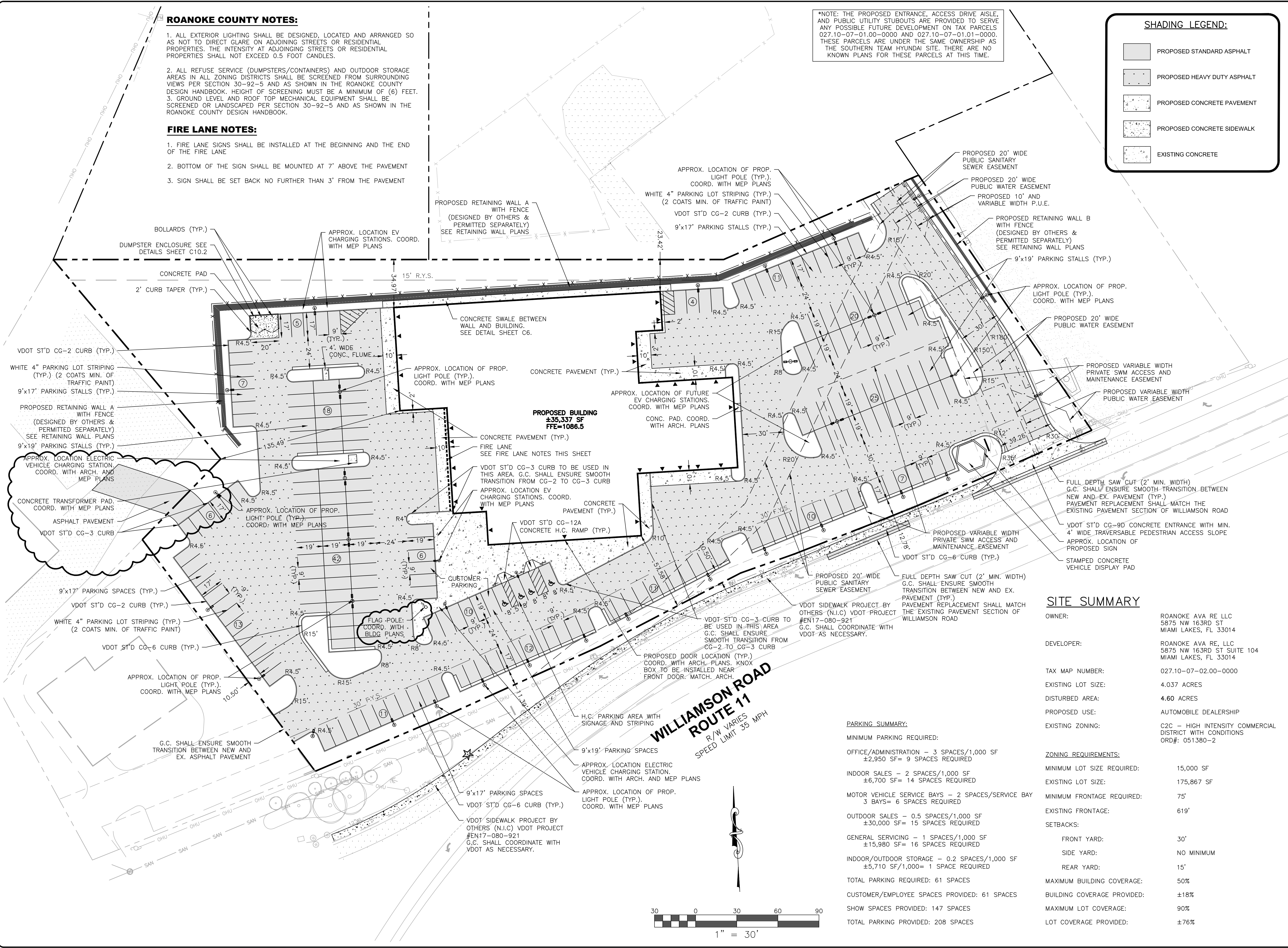
SOUTHERN TEAM HYUNDAI

LAYOUT PLAN

7300 WILLIAMSON ROAD
ROANOKE COUNTY, VIRGINIA

DRAWN BY: KAM
DESIGNED BY: BTC
CHECKED BY: BTC
DATE: 5/16/2022
SCALE: 1" = 30'
REVISIONS:
7/15/2022
8/10/2022
2/23/2023 PR#1
7/10/2023 PR#2
10/3/2023 PR#3

C4
PROJECT NO. 04220008.00



SITE SUMMARY

OWNER:	ROANOKE AVA RE LLC 5875 NW 163RD ST MIAMI LAKES, FL 33014
DEVELOPER:	ROANOKE AVA RE, LLC 5875 NW 163RD ST SUITE 104 MIAMI LAKES, FL 33014
TAX MAP NUMBER:	027.10-07-02.00-0000
EXISTING LOT SIZE:	4.037 ACRES
DISTURBED AREA:	4.60 ACRES
PROPOSED USE:	AUTOMOBILE DEALERSHIP
EXISTING ZONING:	C2C - HIGH INTENSITY COMMERCIAL DISTRICT WITH CONDITIONS ORD#: 051380-2

ZONING REQUIREMENTS:

MINIMUM LOT SIZE REQUIRED:	15,000 SF
EXISTING LOT SIZE:	175,867 SF
MINIMUM FRONTAGE REQUIRED:	75'
EXISTING FRONTAGE:	619'
SETBACKS:	
FRONT YARD:	30'
SIDE YARD:	NO MINIMUM
REAR YARD:	15'
MAXIMUM BUILDING COVERAGE:	50%
BUILDING COVERAGE PROVIDED:	±18%
MAXIMUM LOT COVERAGE:	90%
LOT COVERAGE PROVIDED:	±76%

PARKING SUMMARY:

MINIMUM PARKING REQUIRED:	
OFFICE/ADMINISTRATION - 3 SPACES/1,000 SF ±2,950 SF= 9 SPACES REQUIRED	
INDOOR SALES - 2 SPACES/1,000 SF ±6,700 SF= 14 SPACES REQUIRED	
MOTOR VEHICLE SERVICE BAYS - 2 SPACES/SERVICE BAY 3 BAYS= 6 SPACES REQUIRED	
OUTDOOR SALES - 0.5 SPACES/1,000 SF ±30,000 SF= 15 SPACES REQUIRED	
GENERAL SERVICING - 1 SPACES/1,000 SF ±15,980 SF= 16 SPACES REQUIRED	
INDOOR/OUTDOOR STORAGE - 0.2 SPACES/1,000 SF ±5,710 SF/1,000= 1 SPACE REQUIRED	
TOTAL PARKING REQUIRED: 61 SPACES	
CUSTOMER/EMPLOYEE SPACES PROVIDED: 61 SPACES	
SHOW SPACES PROVIDED: 147 SPACES	
TOTAL PARKING PROVIDED: 208 SPACES	

