

SITE NOTES

ADDRESS 2824 FRANKLIN ROAD SW
TAX MAP NO. 1300516, 1300517, 1300532
ZONING C-2 COMMERCIAL
C-2 CONDITIONAL FOR LOT 1300532

OWNER/ DEVELOPER

MR. ROBERT L. MASON
2743 FRANKLIN ROAD SW
ROANOKE, VA. 24014

PHONE 1-540-344-9274

PROPOSED BUILDING SIZE

EXISTING BUILDING	4,883 SF
PROPOSED ADDITION	7,088 SF
TOTAL BUILDING	11,971 SF

AREA OF SITE APPROX. 1.32 ACRES COMBINED
MAXIMUM BUILDING COVERAGE 60% ALLOWED (34,412 SF)
MAXIMUM BUILDING COVERAGE 21.00% ACTUAL (11,971 SF)

REQUIRED PARKING 1 /300 SF NET

9,600 SF / 300 = 32 REQUIRED SPACES

SPACES PROVIDED 40 SPACES FOR DISPLAY SPACES AND PARKING
DISPLAY SPACES MARKED WITH d

NOTE ALL CONSTRUCTION TO OCCUR OVER EXISTING HARD SURFACE (PAVED) AREAS.
NO INCREASE IN STORY WATER RUNOFF.

EXISTING HARD SURFACE REDUCED BY 2387 SF FOR NEW LANDSCAPE AREAS

THIS PROPERTY LIES IN FLOOD INSURANCE ZONE "X"
SO DESIGNATED BY FEMA

LEGEND

--- [962] ---	EXISTING GRADE
----- [962] -----	PROPOSED FINISHED GRADE
+ 980.65	SPOT FINISH ELEVATION
(PS)	PERMANENT SEED
(CE)	CONSTRUCTION ENTRANCE
(SF)	SILT FENCE

A cross-sectional diagram of a road surface. The top layer is labeled "2" ASPHALT" and is represented by several horizontal lines. Below this is a layer labeled "6" STONE BASE", which is represented by a collection of irregular, rounded shapes of various sizes, resembling stones or aggregate. Arrows point from the text labels to their respective layers in the diagram.

TYPICAL ASPHALT PAVING

ad. Drift
U.A. Cl
4-2-07

CRAIGHEAD
\$
ASSOCIATES
Architects, Designers, Construction Managers

4725 GARST MILL ROAD, S.W.
SUITE 'D'
ROANOKE, VIRGINIA 24018

(703) 774-5324
FAX (703) 988-8432

$\triangle 1$ SMALLER SIZE 12/22/05

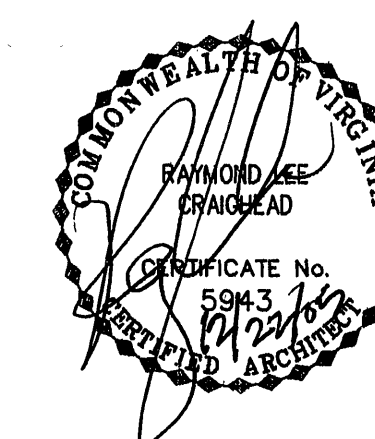
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REVISIONS	DATE
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AS - BUILT

4/02/2007

~~PROPOSED~~ ALTERATIONS
FOR

VALLEY
BMW

ROANOKE III

YA

PROJECT NO. 25026
DATE 12/01/05
DRAWN BY RLC
CHECKED BY RLC

APPROVED FOR THE OWNER _____ DATE _____



SITE LAYOUT
SCHEME 1 :

SCALE 1" = 20'-0"

WA/WA ID# 61-CNDH

GRAPHIC