

PROPERTY DATA:

PARCEL OWNER:

KROGER LIMITED PARTNERSHIP

PARCEL ID:

050.01-01-05.12-0000

ADDRESS:

4025 CHALLENGER AVE ROANOKE, VA 24018

49222.8 SQ. FT. (1.13 AC.)

PROPERTY AREA: ZONING:

C-2, HIGH INTENSITY COMMERCIAL DISTRICT WITH SPECIAL USE

PROPOSED

EXISTING USE:

VACANT FRONT LOT @ KROGER DEVELOPMENT

PROPOSED USE:

AUTOMOBILE REPAIR SERVICES, MINOR

BUILDING SETBACKS FRONT: 50.51 REAR: 128.56' 9' X 19' PARKING STALL DIMENSIONS:

REQUIRED

MAXIMUM BUILDING HEIGHT: MAXIMUM LOT COVERAGE:

90%

PARKING CALCULATION: TOTAL PARKING SPACES: ADA PARKING SPACES: BIKE SPACES

* 1 SPACE PER BAY + 1 SPACE PER EMPLOYEE = 1(2) + 6 = 8 SPACES

1 RACK = 2 SPACES

22.5

65%

CODED NOTES:

ADA ACCESSIBLE PARKING SPACE WITH SIGNAGE. REFER TO CONSTRUCTION DETAILS.

2. ADA ACCESSIBLE RAMP. REFER TO CONSTRUCTION DETAILS.

3. FLUSH CURB

4. TRANSITION CURB FROM FLUSH TO FULL HEIGHT IN 12" (UNLESS TAPER LENGTH NOTED IN

5. PROPOSED PAVEMENT MARKINGS.

6. ASPHALT PAVEMENT, PER CONSTRUCTION DETAILS

7. CONCRETE WALK, PER CONSTRUCTION DETAILS

8. BLACK DYED INTEGRAL CONCRETE PAVEMENT

9. PROPOSED MONUMENT SIGN, PER CONSTRUCTION DETAILS

10. DUMPSTER & PAD, WITH REAR SCUPPER IN ENCLOSURE FOR DRAINAGE. REFER TO SHEET C7.1

11. LIGHT POLE BASE, PER CONSTRUCTION DETAILS.

12. PROPOSED BIKE RACK, PER CONSTRUCTION DETAILS.

13. GENERAL CONTRACTOR TO PROVIDE A 1 ½" CONDUIT FOR BELL RINGER HOSE.

14. CONDENSING UNIT. REFER TO MECHANICAL PLANS.

SITE PLAN GENERAL NOTES:

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL HEALTH AND SAFETY STANDARDS, INCLUDING BUT NOT LIMITED TO O.S.H.A. STANDARDS.

2. THE CONTRACTOR SHALL OBTAIN FINAL APPROVALS/PERMITTING AND INSPECTION AS NECESSARY PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DUMPSTER ENCLOSURE, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND SITE LIGHTING ELECTRICAL

REFER TO CONSTRUCTION DETAILS / GEOTECHNICAL REPORT FOR PAVEMENT SECTION RECOMMENDATIONS.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE STATE SUPPLEMENT TO THE NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST

CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGNS, ETC. TO WARN AND KEEP UNAUTHORIZED PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS. AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION, CONTRACTOR SHALL PROVIDE SAFETY RAILINGS AT ALL AREAS WHERE FALL PROTECTION IS REQUIRED.

8. ALL SIGNAGE SHALL COMPLY WITH THE STATE SUPPLEMENT TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

9. ALL PAVEMENT MARKINGS AND STRIPING SHALL COMPLY WITH THE STATE DOT AND THE STATE SUPPLEMENT TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

a. LANE LINE: 6" WHITE

PARKING STALLS: 4" WHITE

STOP LINE: 24" WHITE

CROSSWALKS: TRANSVERSE LINES WITH DIAGONAL MARKINGS (GAP BETWEEN TRANSVERSE LINES SHALL BE 4') ALL PAINTED WHITE.

HANDICAPPED STALLS: 4" YELLOW OUTLINE, WITH 4" BLUE INTERIOR AND BLUE HANDICAPPED SYMBOLS

10. BOLLARDS SHALL BE PLACED TO PROTECT GAS METER, ELECTRICAL AND TELEPHONE EQUIPMENT, AND DUMPSTER ENCLOSURE.

11. PROPOSED CURB TO BE 6" HIGH UNLESS OTHERWISE NOTED.

12. ALL LIGHT POLES TO BE LOCATED 2' FROM BACK OF CURB AS MEASURED FROM THE FACE OF POLE FOUNDATIONS, UNLESS OTHERWISE NOTED ON PLANS.

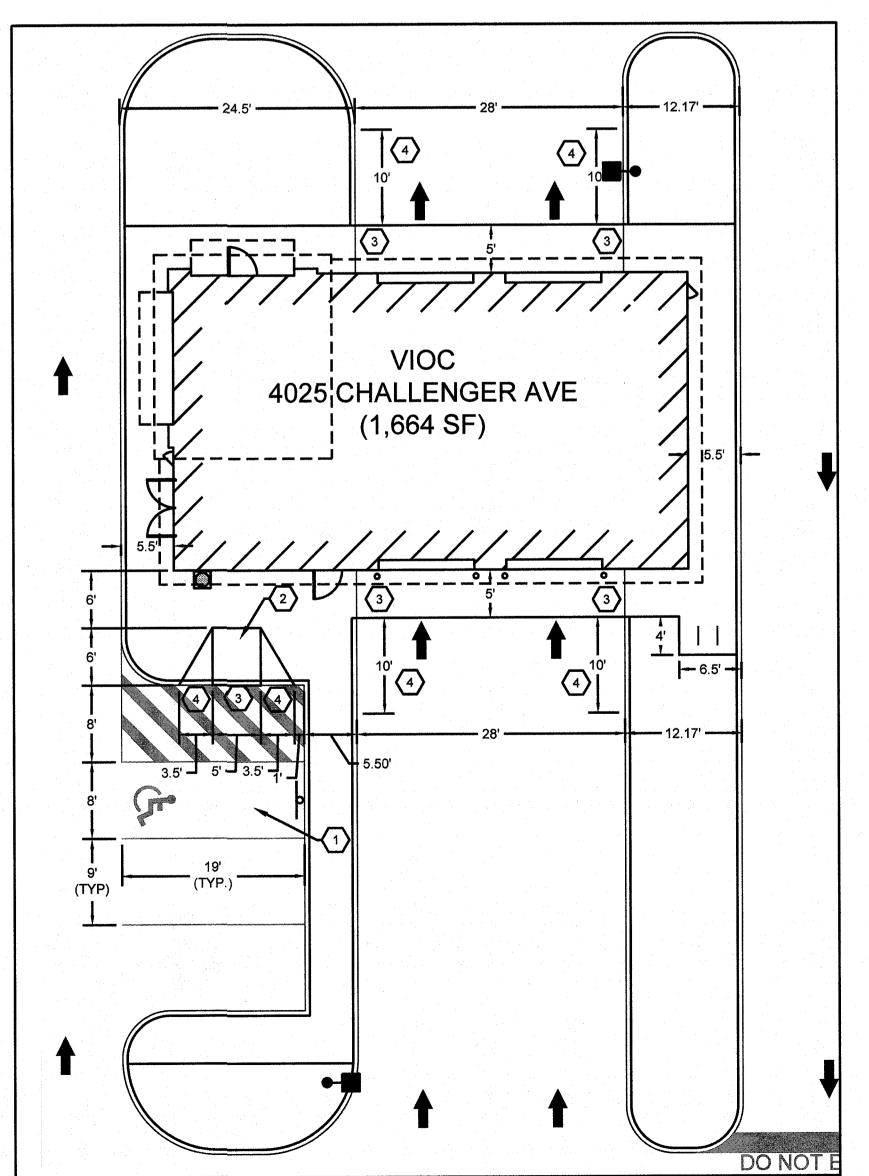
13. ALL CURB RADII TO BE 5', UNLESS OTHERWISE NOTED ON PLAN.

14. EXTERIOR DISPLAY OR STORAGE OF NEW OR USED AUTOMOBILE PARTS IS PROHIBITED.

15. EQUIPMENT AND VEHICLES STORED OVERNIGHT ON THE PREMISES SHALL BE BEHIND THE FRONT BUILDING LINE OR AT LEAST THIRTY-FIVE (35) FEET FROM THE PUBLIC RIGHT-OF-WAY, WHICHEVER IS GREATER.

16. A ROANOKE COUNTY SIGN PERMIT SHALL BE REQUIRED PRIOR TO ANY INSTALLATION OF SIGNAGE ON SITE. ALL PROPOSED SIGNANGE MUST COMPLY WITH SECTION 30-93 OF THE ROANOKE COUNTY ZONING ORDINANCE.

17. ALL DUMPSTER, GROUND LEVEL AND ROOFTOP EQUIPMENT AND OUTDOOR STORAGE AREAS MUST BE SCREENED PER SECTION 30-92-6 (F) OF THE ROANOKE COUNTY ZONING ORDINANCE.



ENLARGED PLAN: ACCESSIBLE PARKING AREA

LEGEND

EXISTING

REFER TO TITLE SHEET FOR EXISTING FEATURES LEGEND

/////////////// BUILDING

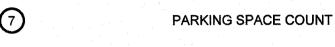
CONCRETE CURB



PAVEMENT/WALK



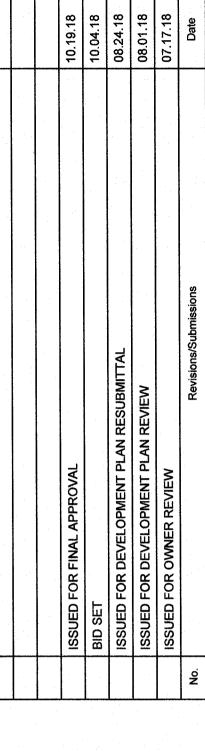




ADA PARKING SIGN

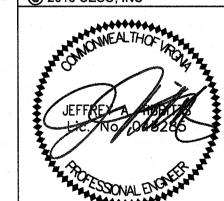
CONCRETE BOLLARD

ELECTRIC POLE



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755208 **AS NOTED** 07/17/18

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE SITE PLAN

CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: VIRGINIA ONE CALL AT 811 OR (800) 552-7001 AND

ALL OTHER AGENCIES WHICH MIGHT

HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE

NONMEMBERS OF VIRGINIA ONE CALL.