

SITE INFORMATION:

OWNER: F&D LAND COMPANY

TAX MAP NUMBERS: 077.13-06-04.00-0000 AND
077.09-04-56.00-0000

SITE ADDRESS: 3755 BRAMBLETON AVENUE
ROANOKE, VA 24018

TOTAL LOT AREA: 0.66 AC. (PRIOR TO RIGHT
OF WAY DEDICATION)
0.63 AC. AFTER DEDICATION

ZONING: C-2-COMMERCIAL

EX. USE: FAST FOOD RESTAURANT

PROPOSED USE: 7 MPD GASOLINE STATION

MAXIMUM HEIGHT OF BUILDING ALLOWED: 45'

PROPOSED CANOPY HEIGHT: APPROX. 19'

GASOLINE STATION REQUIRED PARKING:
1 SPACE PER EMPLOYEE=1 SPACE REQUIRED

PROVIDED: 2 SPACES

STACKING SPACES PROVIDED FOR EACH PUMP ISLAND

LOADING SPACE: 1 REQUIRED
1 PROVIDED

SETBACKS FOR C2 ZONING:

FRONT YARD: 30' OR 20' WHEN ALL PARKING
IS LOCATED BEHIND THE FRONT
BUILDING LINE

SIDE YARD: NONE

REAR YARD: 15'

MAXIMUM BUILDING LOT COVERAGE: 50%
PROPOSED BUILDING LOT COVERAGE: APPROX. 20%

MAXIMUM LOT COVERAGE: 90%
PROPOSED LOT COVERAGE: APPROX. 76%

CONCRETE SLAB CONSTRUCTION NOTES:

1. G.C. TO COORDINATE CONCRETE SLAB CONSTRUCTION WITH
GALLOWAY CONSTRUCTION DRAWINGS.

2. 1/2" TOOLED RADIUS SHALL BE PROVIDED ALONG ALL NEW
EDGES OF THE CONCRETE SLAB.

3. CONSTRUCTION JOINTS SHALL BE PROVIDED WHEN
CONTINUOUS POUR OPERATIONS ARE SUSPENDED FOR MORE
THAN 30 MINUTES. EXPANSION JOINTS SHALL BE PROVIDED
BETWEEN ANY NEW CONSTRUCTION AND THE EXISTING
CONCRETE PAVEMENT/ASPHALT SURFACE.

4. THE CONCRETE PAD DEPTH VARIES BETWEEN THE CANOPY
SLAB AND TANK SLAB. SEE GALLOWAY DETAILS FOR
APPROPRIATE DETAILS AND THIS SHEET FOR CONCRETE
INSTALLATION AREAS. G.C. SHALL COORDINATE WITH
GALLOWAY DRAWINGS FOR TANK SLAB DESIGN, AND CANOPY
SLAB DESIGN.

GARST MILL ROAD PAVEMENT MARKING NOTES:

1. THE PROPOSED PAVEMENT MARKINGS SHALL BE COORDINATED
WITH THE VDOT INSPECTOR PRIOR TO INSTALLATION.

2. THE INSPECTOR SHALL BE CONTACTED TO ENSURE THAT THE
APPROPRIATE MATERIAL AND APPLICATION IS BEING UTILIZED.

3. ANY PAVEMENT MARKINGS FOR ROUTE 221 SHALL BE A TYPE B
CLASS I OR CLASS III PAINT.

4. ANY PAVEMENT MARKINGS FOR ROUTE 682 SHALL BE A TYPE A
PAINT.

5. PAVEMENT MARKINGS ON THIS PROJECT ARE TO BE INSTALLED IN
ACCORDANCE WITH SECTION 704 OF THE VIRGINIA DEPARTMENT OF
TRANSPORTATION (VDOT) ROAD AND BRIDGE STANDARDS, LATEST
EDITION.

6. PAVEMENT MARKINGS SHALL CONSIST OF CENTER LINES (4"),
LANE LINES (4"), AND SYMBOL MARKERS (ELONGATED ARROWS) AS
DEPICTED ON THIS SHEET.

7. CENTER LINES AND LANE LINES SHALL BE YELLOW AND WHITE
PAINT MATERIAL, RESPECTIVELY..

5. REFER TO VDOT STD/ PM-3 FOR ADDITIONAL REQUIREMENTS FOR
THE PAYMENT LINE MARKINGS. (LATEST EDITION)

a. SKIP LINES SHALL CONSIST OF 4" WIDE WHITE LINE, 2' LONG
WITH A 4" GAP.

b. SPACING BETWEEN DOUBLE SOLID YELLOW LINES SHALL BE
4"

c. EDGE LINES SHALL BE BETWEEN A 4" MIN. AND 8" MAX. OFF
OF THE EXISTING OR PROPOSED EDGE OF PAVEMENT.

GENERAL SITE NOTES:

1. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER,
ROANOKE COUNTY, WVA, & VDOT.

2. G.C. TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION
OF PROPOSED IMPROVEMENTS.

3. ANY PAVEMENT TO REMAIN THAT IS DISTURBED OR DESTROYED DURING THE CONSTRUCTION
PROCESS SHALL BE REPAIRED/REPLACED AS NECESSARY TO PRE-CONSTRUCTION CONDITIONS
AT NO COST TO THE OWNER.

4. ALL BUILDING DIMENSIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.

5. APPROXIMATE FIRE HYDRANT FLOWS OF EX. HYDRANT (WVA ID 22431):STATIC: 100 PSI,
RESIDUAL :90 PSI, FLOW: 3,536 GPM AT 20 PSI (AS PROVIDED BY THE W.V.W.A.)

6. ALL ROOF LEADERS SHALL BE TIED INTO THE PROPOSED STORM DRAIN SYSTEM VIA
UNDERGROUND PIPE. SEE STRUCTURE SCHEDULE FOR DETAILS.

7. ALL TANK INSTALLATION SHALL BE COORDINATED WITH THE GALLOWAY AND FASHION
DRAWINGS AND ALL LIDS SHALL BE SET FLUSH WITH F.G.

8. SEE RETAINING WALL DESIGN DRAWINGS FOR ADDITIONAL DETAILS REGARDING THE PROPOSED
SEGMENTAL BLOCK RETAINING WALL.

9. G.C. SHALL COORDINATE WITH A.E.P. & T.E.C. REGARDING THE UTILITY CONNECTION LOCATION
AND REQUIREMENTS OF THE PROPOSED SITE.

10. G.C. SHALL COORDINATE CONCRETE FINISHING AROUND THE KIOSK DOOR WITH THE
GALLOWAY DRAWINGS AND ENSURE POSITIVE DRAINAGE AWAY FROM THE KIOSK.

11. DOMESTIC WATERLINE SHALL UTILIZE A PVC WATER PIPE MEETING AWWA M23 AND SOLVENT
CEMENT JOINTS.

12. THE SITE CONTRACTOR MUST COORDINATE THE TIMING AND INSTALLATION OF ALL UTILITIES
AND MAKE ALL NECESSARY SCHEDULE ARRANGEMENTS FOR TEMPORARY OR PERMANENT
UTILITIES PER THE PROJECT SCHEDULE.

13. THE PROPOSED UNDERGROUND STORAGE TANKS WILL REQUIRE A SEPARATE PERMIT FROM
THE BUILDING DEPARTMENT.

14. ALL SIGNAGE PROPOSED AS PART OF THIS PROJECT WILL REQUIRE A SEPARATE PERMIT
FROM ROANOKE COUNTY. ALL SIGNAGE MUST MEET ALL OF THE REQUIREMENTS OF THE
ROANOKE COUNTY ZONING ORDINANCE SECTION 30-93.

15. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW PER ROANOKE
COUNTY ZONING ORDINANCE. SEE GALLOWAY DRAWINGS FOR SPECIFIC SCREENING PROVIDED.

16. ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATIVE PIPE SIZE OR MANHOLES OR
ESC MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER.
PLAN SHEETS CAN BE 8.5"x11" IF THE INFORMATION IS LEGIBLE.

17. ALL EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED, AND ARRANGED SO AS
NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES AND SHALL BE
DESIGNED IN ACCORDANCE WITH SECTION 30-94 OF THE ROANOKE COUNTY ZONING
ORDINANCE. THE LIGHTING INTENSITY AT ADJOINING RESIDENTIAL PROPERTIES SHALL NOT
EXCEED 0.5 FOOT CANDLES.

18. ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS), OUTDOOR STORAGE AREAS, AND GROUND
LEVEL AND ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM SURROUNDING VIEWS
PER SECTION 30-92-6(F) OF THE ROANOKE COUNTY ZONING ORDINANCE. PRIOR TO ANY
DUMPSTER ENCLOSURE CONSTRUCTION, THE G.C. SHALL VERIFY THE SIZE OF THE PROPOSED
DUMPSTER TO ENSURE THE PROPOSED ENCLOSURE IS ADEQUATELY SIZED FOR THE DUMPSTER.

19. ALL CURB RADII NOT DIMENSIONED ARE 4.5'.

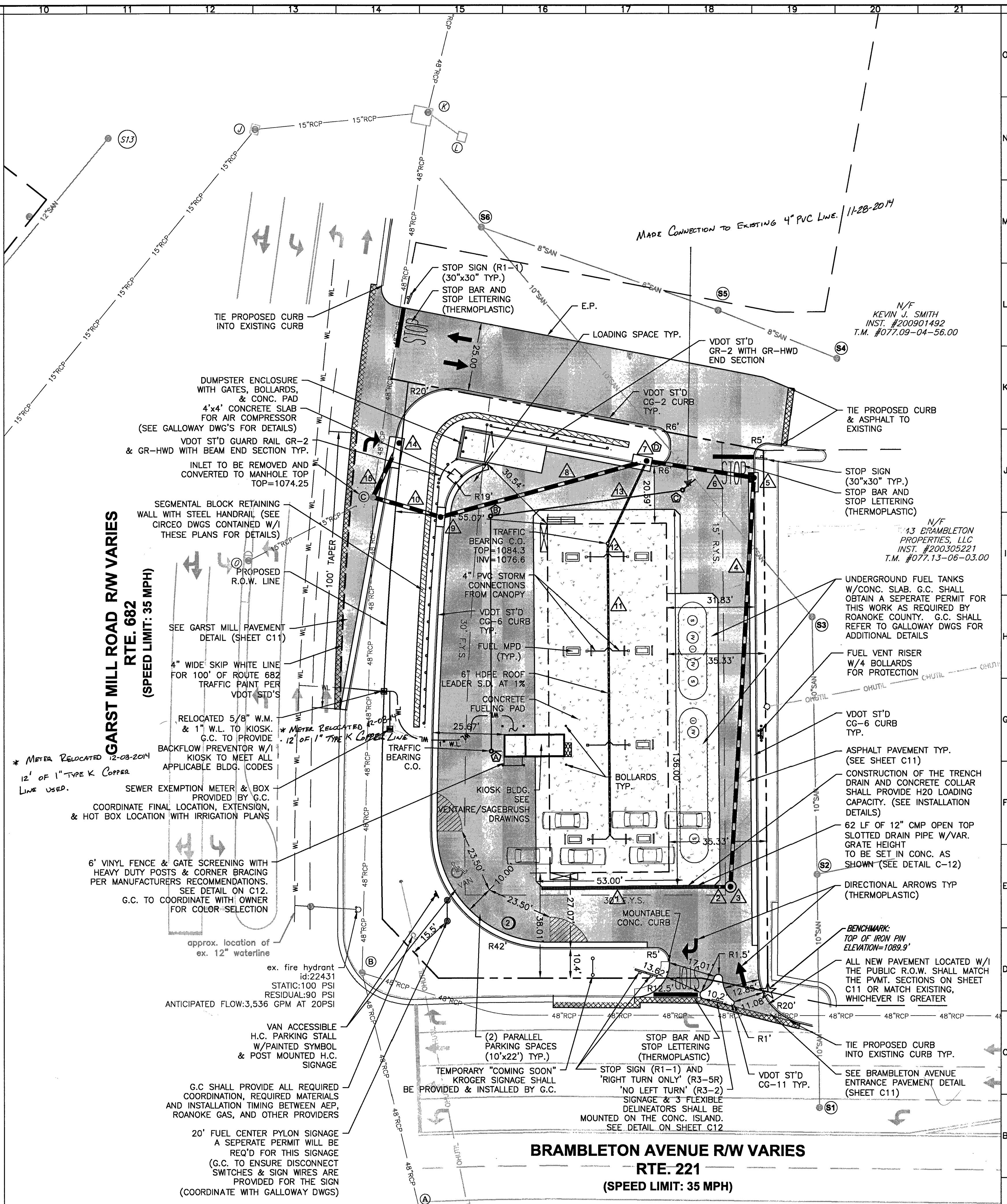
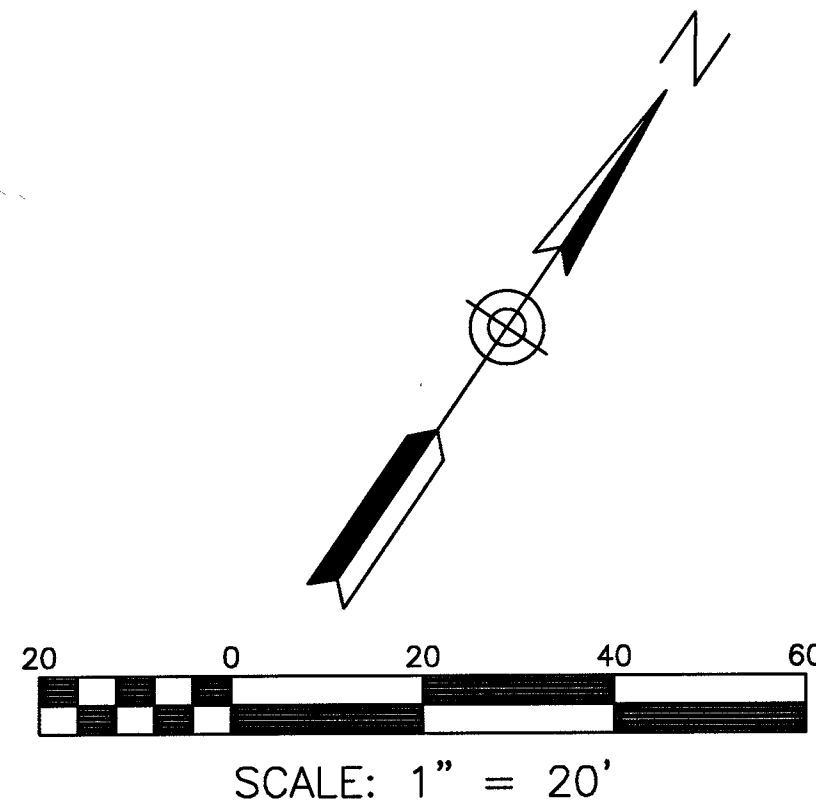
20. PROPOSED PAVEMENT WITHIN THE BRAMBLETON AVENUE OR GARST MILL ROAD
RIGHT-OF-WAY SHALL MATCH THE PAVEMENT SECTIONS SHOWN ON SHEET C11 OR MATCH THE
EXISTING PAVEMENT SECTION OF BRAMBLETON AVENUE, WHICHEVER IS GREATER.

21. G.C. SHALL PROVIDE MINIMUM 2' SAW CUT AND SHALL TACK COAT ALL VERTICAL SURFACES
WHERE THE PROPOSED PAVEMENT ABUTS THE EXISTING MAINLINE PAVEMENT. THE SAW CUT
SHALL BE ALONG THE FULL DEPTH PAVEMENT, NOT THE SHOULDER PORTION OF THE ROADWAY.
NO CONVEYANCE OF RUNOFF WILL BE PERMITTED ALONG A SEAM IN THE PAVEMENT.

22. G.C. SHALL COORDINATE ALL ACTIVITIES WITH THE KROGER PROJECT MANAGER TO ENSURE
PROPER INSTALLATION AND COMPLIANCE WITH KROGER CONSTRUCTION STANDARDS.

CANOPY SIGNAGE KEY:

	— KROGER LETTERING
	— THREE PRODUCT PRICE SIGN
	— KROGER LOGO

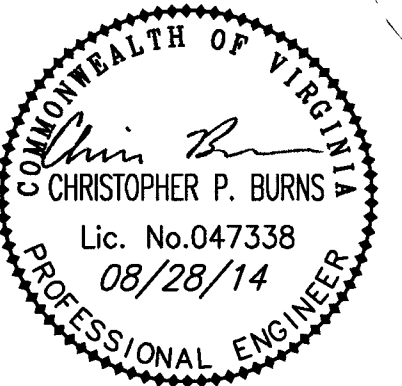


Roanoke
New River Valley
Richmond
Shenandoah Valley

RESIDENTIAL LAND DEVELOPMENT ENGINEERING
SITE DEVELOPMENT ENGINEERING
LAND USE PLANNING & ZONING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ARCHITECTURE
STRUCTURAL ENGINEERING
TRANSPORTATION ENGINEERING
ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.

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Roanoke, VA 24018
540-772-9580
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KROGER FUEL CENTER R-375
3755 BRAMBLETON AVENUE

LAYOUT & UTILITY PLAN

WINDSOR HILLS DISTRICT
ROANOKE COUNTY, VIRGINIA

DRAWN BY BTC
DESIGNED BY BTC
CHECKED BY CPB
DATE 7/21/2014
SCALE 1"=20'

REVISIONS:
8/8/2014
8/12/2014
8/28/2014

☒ APPROVED

SHEET NO.

C3

JOB NO. R1100049.01