

SITE SUMMARY:

OWNER: TANGLEWOOD VENTURE, LLC
700 MONTGOMERY HIGHWAY - SUITE 186
BIRMINGHAM, AL 35216

TAX MAP NUMBER: 077.16-01-02.00-0000

EXISTING LOT SIZE: ±53.91 AC.

ZONING: C2

PROPOSED USE: GASOLINE STATION

MINIMUM LOT SIZE REQUIRED: 15,000 S.F.
(SITE INCLUDES PUBLIC WATER/SEWER SERVICES)

LOT SIZE PROVIDED: 2,348,319 S.F.
(SITE INCLUDES PUBLIC WATER/SEWER SERVICES)

MINIMUM LOT FRONTAGE REQUIRED: 75 LF OF FRONTAGE

EXISTING LOT FRONTAGE: 75'+ LF OF FRONTAGE ON ELECTRIC RD,
OGDEN RD. & ROUTE 220

SETBACKS: 30' F.Y.S. OR 20' F.Y.S. PROVIDED ALL PARKING
IS LOCATED BEHIND THE FRONT BUILDING LINE.
NONE - SIDE SETBACK
15' REAR YARD SETBACK

MAXIMUM BUILDING HEIGHT: UNLIMITED
BUILDING HEIGHT PROVIDED: APPROX. 19'

MAXIMUM BUILDING COVERAGE: 50%
BUILDING COVERAGE PROVIDED: APPROX. 15% OF DEV AREA.

MAXIMUM LOT COVERAGE: 90%
EXISTING LOT COVERAGE: 100% OF DEVELOPMENT AREA
PROPOSED LOT COVERAGE PROVIDED: 98% OF
DEVELOPMENT AREA

REQUIRED PARKING
1 SPACE PER EMPLOYEE = 1 SPACE REQUIRED
1 SPACE PROVIDED

STACKING SPACES PROVIDED FOR EACH PUMP ISLAND

LOADING SPACE: 1 REQUIRED
1 PROVIDED

		TRIP GENERATION							
LAND USE	ITE CODE	INDEPENDENT VARIABLE	AM PEAK HR		PM PEAK HR		DAILY		TOTAL
			ENTER	EXIT	ENTER	EXIT	ENTER	EXIT	
KROGER FUEL CENTER	944	GASOLINE/SERVICE STATION	52	51	103	71	70	141	1,720 (WEEKDAY)
5-MPD		VEHICLE FUELING POSITIONS							1,822 (SATURDAY)
									1,669 (SUNDAY)
		10 FUELING POSITIONS (5-MPD)							

LAYOUT PLAN NOTES:

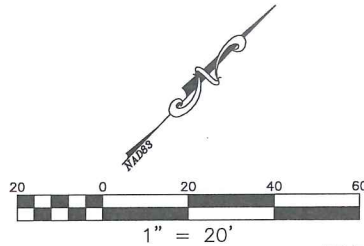
- NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, AND THE WESTERN VIRGINIA WATER AUTHORITY.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL EXISTING AND PROPOSED STRUCTURES.
- EXISTING PAVEMENT TO BE SAWCUT AT LEAST 1' FROM THE EXISTING EDGE OF PAVEMENT OR THE DISTANCE REQUIRED TO REACH THE FULL DEPTH OF PAVEMENT PER VDOT STD'S.
- A SIGN PERMIT MUST BE OBTAINED FOR EXISTING AND PROPOSED SIGNAGE FROM ROANOKE COUNTY PRIOR TO THE INSTALLATION OF ANY SIGNAGE ON-SITE.
- ANY EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED, AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES. THE LIGHTING INTENSITY AT ADJOINING PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.
- A PHOTOMETRIC PLAN SHALL BE SUBMITTED TO ROANOKE COUNTY FOR REVIEW AND APPROVAL BY THE LIGHTING CONTRACTOR AS REQUIRED FOR ANY PROPOSED EXTERIOR SITE LIGHTING.
- ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS), OUTDOOR STORAGE, AND ROOFTOP OR GROUND LEVEL MECHANICAL EQUIPMENT IN ALL ZONING DISTRICTS SHALL BE SCREENED FROM SURROUNDING VIEWS. IN ADDITION, PROPOSED GROUND LEVEL AND ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED FROM VIEW.
- ALL ROOF LEADERS SHALL DISCHARGE TO THE UNDERGROUND STORM WATER SYSTEM VIA PIPING, TYP.
- G.C. SHALL PROVIDE THE REQUIRED BACKFLOW PREVENTERS FOR THE BUILDING AS REQUIRED BY THE INTERNATIONAL BUILDING CODE & WESTERN VIRGINIA WATER AUTHORITY.
- G.C. SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY POWER DURING THE CONSTRUCTION PROCESS. COORDINATE DIRECTLY WITH A.E.P. FOR THIS SERVICE.
- ALL SANITARY SEWER CLEANOUTS LOCATED WITHIN PAVED OR CONCRETE AREAS WITH TRAFFIC SHALL HAVE TRAFFIC BEARING CLEANOUT TOPS PROVIDED AS A MINIMUM.
- ALL TANK INSTALLATION SHALL BE COORDINATED WITH THE GALLOWAY AND FASHION DRAWINGS AND ALL LIDS SHALL BE SET FLUSH WITH F.G.
- G.C. SHALL COORDINATE CONCRETE FINISHING AROUND THE KIOSK DOOR WITH THE GALLOWAY DRAWINGS AND ENSURE POSITIVE DRAINAGE AWAY FROM THE KIOSK.
- G.C. MUST COORDINATE THE TIMING AND INSTALLATION OF ALL UTILITIES AND MAKE ALL NECESSARY SCHEDULE ARRANGEMENTS FOR TEMPORARY OR PERMANENT UTILITIES PER THE PROJECT SCHEDULE.
- THE PROPOSED UNDERGROUND STORAGE TANKS WILL REQUIRE A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT.
- ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW. SEE GALLOWAY DRAWINGS FOR SPECIFIC SCREENING PROVIDED.
- G.C. SHALL COORDINATE ALL ACTIVITIES WITH THE KROGER PROJECT MANAGER TO ENSURE PROPER INSTALLATION AND COMPLIANCE WITH KROGER CONSTRUCTION STANDARDS.
- G.C. SHALL COORDINATE APPROPRIATE MEASURES TO ENSURE THE SAFETY OF EXISTING PATRONS TO THE SHOPPING CENTER DURING THE CONSTRUCTION PROCESS. IN ADDITION, UNINTERRUPTED FLOW IF TRAFFIC THROUGH THE CENTER MUST BE MAINTAINED AT ALL TIMES.
- THE DEVELOPER SHALL NOTIFY THE OWNER/TENANTS OF ANY SERVICE INTERRUPTIONS TO THE EXISTING UTILITIES PRIOR TO COMMENCING THAT PORTION OF THE WORK.
- G.C. TO COORDINATE CONDUIT INSTALLATION FOR ALL NECESSARY UTILITIES FOR THE FUEL CENTER AND KIOSK. CONDUIT WILL BE REQUIRED FOR THE PROPOSED UTILITIES FOR THE KIOSK AND ANY SITE IMPROVEMENTS SUCH AS THE AIR COMPRESSOR, ETC.
- THE KROGER COMPANY HAS AN EMERGENCY SPILL POLICY MANUAL THAT HANDLES ANY VARIETY OF SPILLS AND THE NOTIFICATION POLICY OF CERTAIN GROUPS BASED ON THE QUANTITY OF THE SPILL AND POTENTIAL ENVIRONMENTAL IMPACTS.

CONCRETE SLAB CONSTRUCTION NOTES:

- G.C. TO COORDINATE CONCRETE SLAB CONSTRUCTION WITH GALLOWAY CONSTRUCTION DRAWINGS.
- 1/2" TOOLED RADIUS SHALL BE PROVIDED ALONG ALL NEW EDGES OF THE CONCRETE SLAB.
- 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.
- 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.

FIRE HYDRANT FLOW DATA: (PER W.V.W.A. DATA)

- EXISTING FIRE HYDRANT
ID: 20751
STATIC: 106 PSI
RESIDUAL: 91 PSI
FLOW: 1,556 GPM
FLOW AT 20 PSI: 3,973 GPM



PROPOSED 20' PUBLIC WATERLINE ESMT. (ESMT. TO BE PROVIDED BY THE OWNER FOR THE EXISTING UTILITIES IN PLACE & DEDICATED TO THE W.V.W.A.)

ex. parking lot pole light typ.

ex. curb island typ.

ex. LP

ex. flagpole

ex. LP

ex. LP

ex. LP

ex. LP

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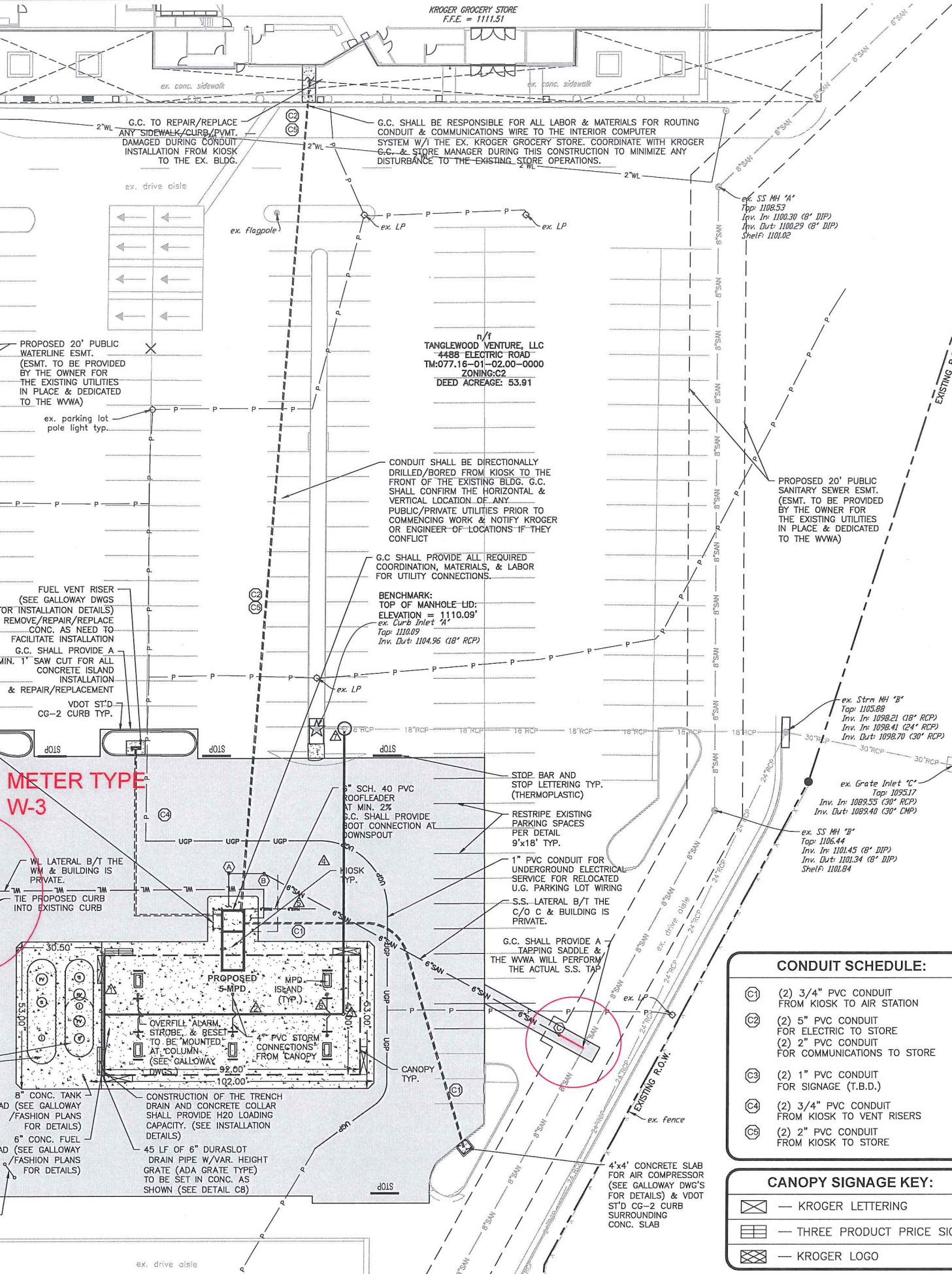
ex. LP

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CONDUIT SCHEDULE:

- | | |
|------|--|
| (C1) | (2) 3/4" PVC CONDUIT FROM KIOSK TO AIR STATION |
| (C2) | (2) 5" PVC CONDUIT FOR ELECTRIC TO STORE |
| (C3) | (2) 2" PVC CONDUIT FOR COMMUNICATIONS TO STORE |
| (C4) | (2) 1" PVC CONDUIT FOR SIGNAGE (T.B.D.) |
| (C5) | (2) 3/4" PVC CONDUIT FROM KIOSK TO VENT RISERS |
| (C6) | (2) 2" PVC CONDUIT FROM KIOSK TO STORE |

CANOPY SIGNAGE KEY:

- | | |
|----------|--------------------------|
| [Symbol] | KROGER LETTERING |
| [Symbol] | THREE PRODUCT PRICE SIGN |
| [Symbol] | KROGER LOGO |

202 - KROGER FUEL CENTER

LAYOUT & UTILITY PLAN

4488 ELECTRIC ROAD
COUNTY OF ROANOKE, VIRGINIA



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg
www.balzer.cc

1208 Corporate Circle
Roanoke, VA 24018
540.772.9580



CONTRACTOR CERTIFICATION STATEMENT:
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THE LOCATIONS OF THE WATER AND SEWER FACILITIES SHOWN ON THESE RECORDS DRAWINGS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS AND SPECS.

SIGNATURE: *Paul R. Shively*
NAME: PAUL R. SHIVELY
DATE: 1/5/2021

C3
PROJECT NO. 04200017.00