

LEGEND

- | | | |
|--------------------------|---|------------------------------|
| HANDICAP RAMPS |  | PROPOSED TRAFFIC SIGN |
| HANDICAP STRIPING DETAIL |  | PAVEMENT LEGEND |
| HANDICAP SYMBOL |  | PROPOSED DIRECTIONAL SIGN |
| HANDICAP SIGN DETAILS |  | PROPOSED PARKING COUNT |
| PAVEMENT MARKINGS |  | CONCRETE PAVEMENT/SIDEWALK |
| PAVEMENT STRIPING |  | PROPOSED LIGHT POLE LOCATION |
| DIRECTIONAL ARROW |  | |
| DRIVE THRU ARROW |  | |
| 24" CURB AND GUTTER |  | |
| CURB STOP |  | |

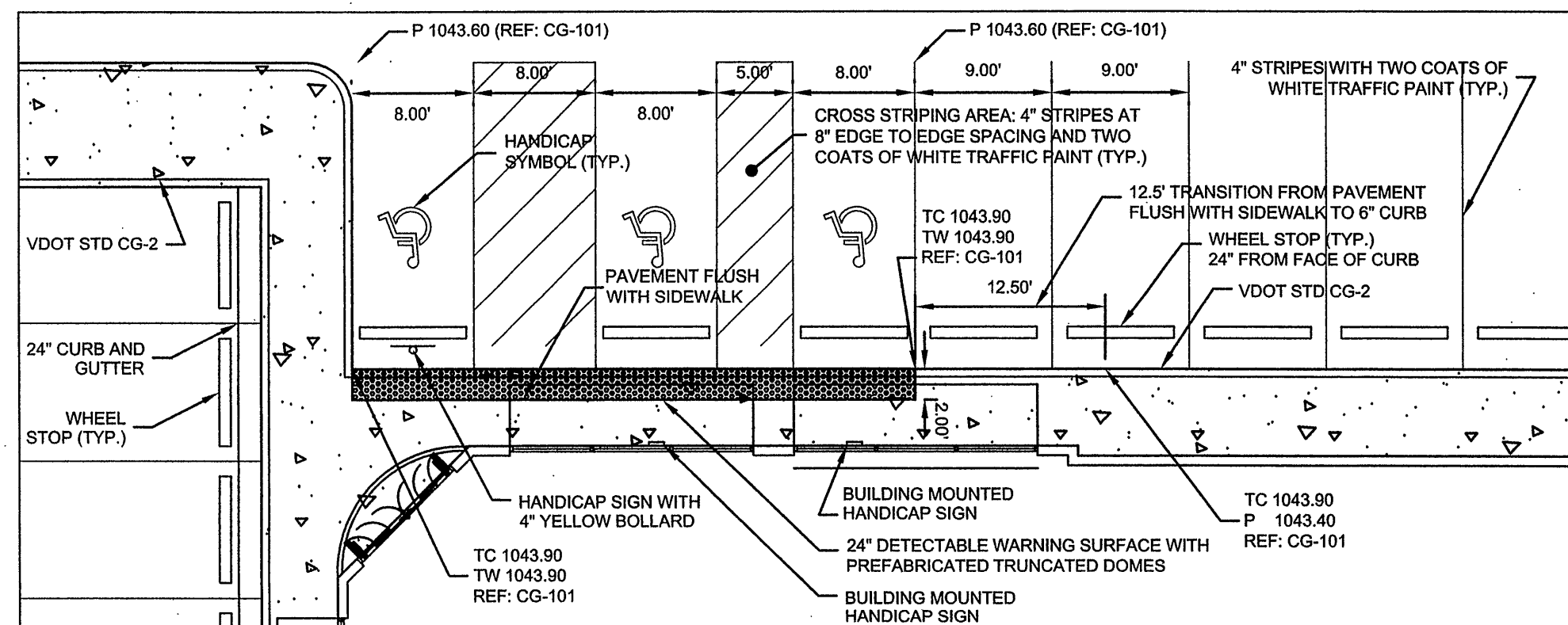
NOTES:

1. ALL CURB RADII 5.0' UNLESS NOTED OTHERWISE.
2. REFER TO THE COUNTY CODE SECTION 30-93 FOR SIGN REGULATIONS
3. ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS) AND OUTDOOR STORAGE AREAS IN ALL ZONING DISTRICTS SHALL BE SCREENED FROM SURROUNDING VIEWS PER SECTION 30-92-5 OF THE ROANOKE COUNTY CODE. HEIGHT OF SCREENING MUST BE A MINIMUM OF SIX (6) FEET.
4. GROUND LEVEL AND ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED PER SECTION 30-92-5 OF THE ROANOKE COUNTY CODE.
5. ALL PAVEMENT MARKINGS ALONG ROUTE 460 AND ALONG THE ENTRANCE WITHIN VDOT RIGHT-OF-WAY SHALL BE TYPE B, CLASS I THERMOPLASTIC ALKYLID PAVEMENT MARKINGS. ALL PAVEMENT LEGENDS ALONG ROUTE 460 AND ALONG THE ENTRANCE WITHIN VDOT RIGHT-OF-WAY SHALL BE TYPE B, CLASS IV PLASTIC BACKED PREFORMED THERMOPLASTIC ALKYLID MATERIAL.
6. CONTRACTOR TO INSTALL A "KNOX" KEY LOCKING BOX WITHIN 5' OF THE CVS MAIN ENTRANCE.
7. THE CONTRACTOR MUST CONTACT VDOT SALEM RESIDENCY STAFF FOR A FINAL DETERMINATION OF GUARDRAIL NEED AND PLACEMENT PRIOR TO INSTALLATION.
8. EXISTING GUARDRAIL TO BE REMOVED BY CONTRACTOR WITHIN VDOT RIGHT-OF-WAY SHALL REMAIN PROPERTY OF VDOT. THE CONTRACTOR SHALL REMOVE THE GUARDRAIL AS NOTED ON THE PLAN AND SECURELY STORE THE GUARDRAIL ON-SITE AND COORDINATE WITH VDOT ON PICK-UP OR DELIVERY.
9. CONTRACTOR HAS THE OPTION TO DOUBLE NEST THE GUARDRAIL RATHER THAN USE THE MODIFIED GR-2 AS SPECIFIED TO THE EAST OF THE ENTRANCE.

PROJECT DATA

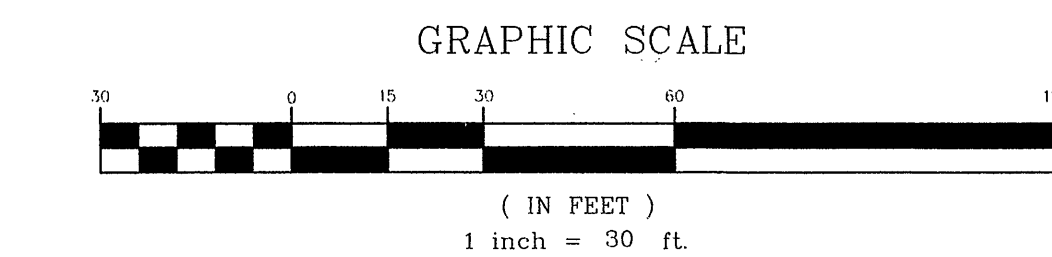
EXISTING USE:	FORMER RESIDENTIAL LOTS
PROPOSED USE:	RETAIL SALES
EXISTING ZONING:	C2, GENERAL COMMERCIAL
PROPOSED ZONING	C2, GENERAL COMMERCIAL
TAX PARCEL:	050.01-01-04.00 & 050.01-01-03.00
MIN. LOT SIZE:	15,000 SF.
ACTUAL LOT SIZE	1.894 ACRES (82,502 SF.)
FRONT SETBACK	30 FT.
SIDE SETBACK	NONE
MIN FRONTAGE	75 FT
MAX LOT COVERAGE	90 %
ACTUAL LOT COVERAGE	75%
MAX BUILDING COVERAGE	50%
ACTUAL BUILDING COVERAGE	16%
BUILDING HEIGHT REQUIRED	UNLIMITED
BUILDING HEIGHT PROPOSED	23'-4"
PARKING SPACES REQUIRED	66 (1 SPACE PER 200 SF)
PARKING SPACES PROVIDED	69
ACCESSIBLE PARKING SPACES REQUIRED	3
ACCESSIBLE PARKING SPACES PROVIDED	3 (2 VAN ACCESSIBLE)
LOADING SPACES	ONE SPACE PROVIDED
STACKING SPACES REQUIRED	3 PER WINDOW
STACKING SPACES PROVIDED	3 PER WINDOW
FLOOD PLAIN	ZONE 'X' OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON COMMUNITY - PANEL NUMBER 51161C0028 D DATED 10-15-1993.

ACCESSIBLE PARKING DETAIL
SCALE: 1" = 10'



BANK OF BOTETOURT
D.B. 1518 PG. 542
TAX PCL.: 50.01-01-02.04-0000
ZONED C2C
PERIMETER EAST COMMERCE CENTER
PHASE I
P.B. 10 PG. 113

OLD DOMONION FREIGHT LINE, INC.
D.B. 1549 PG. 909
TAX PCL.: 50.01-01-02.02-0000
ZONED: I1
PERIMETER EAST COMMERCE CENTER
PHASE I
P.B. 10 PG. 113



ROADWAY ALIGNMENT DATA

POT 10+00 N 3639507.4867 E 11079868.5244
COURSE TO PC ROUTE 460 EBL-1 N 34° 28' 37" E DIST. 100.67'

ROUTE 460 EBL-1
PI STA. 12+39.39 N 3639704.8313 E 11080004.0383
DELTA = 05° 17' 42" RT.
RADIUS = 3000.00'
DEGREE = 01° 54' 35"
LENGTH = 277.24'
TANGENT = 138.72'
MID. ORD. = 3.20'
EXTERNAL = 3.21'
PC STA. 11+00.67 N 3639590.4782 E 11079925.5135
PT STA. 13+77.91 N 3639811.4501 E 11080092.7807

BACK = N 34° 28' 37" E
AHEAD = N 39° 46' 18" E
COURSE TO POT 18+01.81 N 39° 46' 18" E DIST. 423.90
POT 18+01.81 N 3640137.2595 E 11080363.9627

ROUTE 460 WBL CONSTR. R

POT 20+00 N 3639545.4137 E 11079813.2926
COURSE TO PC ROUTE 460 WBL-1 N 34° 28' 37" E DIST. 100.67

ROUTE 460 WBL-1
PI STA. 22+42.49 N 3639745.3121 E 11079950.5602
DELTA = 05° 17' 42" RT.
RADIUS = 3067.00'
DEGREE = 51° 02' 05"
LENGTH = 283.43'
TANGENT = 141.82'
MID. ORD. = 3.27'
EXTERNAL = 3.28'
PC STA. 21+00.67 N 3639628.4051 E 11079870.2817
PT STA. 23+84.11 N 3639854.3121 E 11080041.2845

BACK = N 34° 28' 37" E
AHEAD = N 39° 46' 18" E
COURSE TO POT 28+52.86 N 39° 46' 18" E DIST. 468.76'
POT 28+52.86 N 3640214.5994 E 11080341.1638



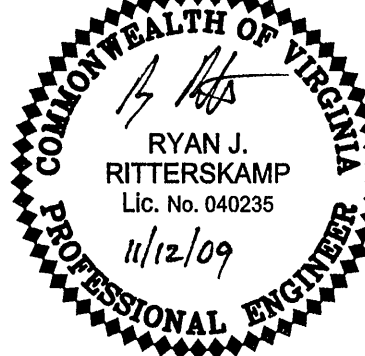
**Kimley-Horn
and Associates**

1500 FOREST AVENUE, SUITE 115
RICHMOND, VIRGINIA 23229

CONSULTANT:

KIMLEY-HORN AND ASSOCIATES, INC.
1500 FOREST AVENUE, SUITE 115
RICHMOND, VA 23229
PHONE: (804) 673-3882
FAX: (804) 673-3980

SEAL:



CVS/
pharmacy

13,225 S.F. PROTOTYPE
STORE NUMBER: 7503

INTERSECTION OF
ROUTE 460 & ROUTE 610
ROANOKE, VIRGINIA

OWNER/DEVELOPER:

THE REBKEE COMPANY
15871 CITY VIEW DRIVE, SUITE 300
MIDLOTHIAN, VA 23113
PHONE: (804) 419-0740
FAX: (804) 419-0759

REVISIONS:

LAYOUT COORD: RRP

PLANNING MGR.	DBE
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DRAWING BY: DHL

DATE: 11/12/09

JOB NUMBER: 113001106

TITLE: _____

SITE PLAN

SHEET NUMBER:

CS-101

COMMENTS: