

DEVELOPMENT PLANS FOR

CVS/
pharmacySTORE NUMBER #3949
2001 COLONIAL AVE SW
IN ROANOKE, VIRGINIA

DEVELOPMENT PLAN APPROVED

gent, Planning Commission *H. Brian Thompson* 11-15-05

Development Engineer *Carlye Taylor* 11-16-05

Zoning Administrator *Nancy C. Sledge* 11-15-05

Any changes to this approval plan must be coordinated with the Agent to the City and the Planning Commission prior to construction.

BEFORE YOU DIG
CALL
MISS UTILITY
OF VIRGINIA
1-800-552-7001
(TOLL FREE)

AGENCY CONTACT LISTING

CABLE
COX COMMUNICATIONS
5400 FOLLOWER LANE
ROANOKE, VA 24014
MR. TIM GARST
(540) 777-7383
TELEPHONE
VERIZON
3015A PETERS CREEK ROAD, NW
ROANOKE, VA 24019
MR. MIKE DAVIS
(540) 562-4600
BUILDING DEPT./PLUMBING/STORM
DEPT. OF PLAN BUILDING AND DEVELOPMENT
215 CHURCH AVENUE, SW, ROOM 166
ROANOKE, VA 24011
MR. NEIL HOLLAND
(540) 853-1129
TRAFFIC ENGINEERING
CITY OF ROANOKE ENGINEERING DEPT.
215 CHURCH AVENUE, SW
ROANOKE, VA 24011
MR. MARK JAMISON
(540) 853-2676

WATER & SANITARY SEWER
WESTERN VIRGINIA WATER AUTHORITY
2012 SOUTH JEFFERSON STREET, SUITE 200
ROANOKE, VA 24014
MR. JAMIE MORRIS
(540) 853-1588
GAS
ROANOKE GAS COMPANY
P.O. BOX 13007
ROANOKE, VA 24030
MR. DONALD JONES
(540) 777-3851
ELECTRIC
AMERICAN ELECTRIC POWER
802 RIVER AVENUE
ROANOKE, VA 24022
MR. DAVE BARBER
(540) 427-3632
FIRE MARSHAL
ROANOKE FIRE MARSHAL
541 LUCK AVENUE, SUITE 120
ROANOKE, VA 24016
CHIEF MARLAN MORRIS
(540) 853-1593

PROJECT OWNER
AND CONSULTANT

APPLICANT/DEVELOPER
KEVIN McADDEN
THE RESKE COMPANY
1020 OLD BON AIR RD.
RICHMOND, VA 23235
TEL: (804) 560-0500
FAX: (804) 560-0778
LANDOWNER
CVS PHARMACY, INC.

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1500 FOREST AVENUE, SUITE 115
RICHMOND, VA 23229
KURT COOPER, P.E.
TEL: (804) 673-3882
FAX: (804) 673-3980
SURVEYOR
DRAPER ADEN & ASSOCIATES
8090 VILLA PARK DR.
RICHMOND, VA 23228
WILLIAM C. YOUNG, L.S.
TEL: (804) 264-2228
FAX: (804) 264-8773

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE WEST SIDE OF COLONIAL AVENUE, DISTANT 30.51 FEET SOUTH OF THE SOUTHERN LINE OF BRANDON AVENUE HEREINAFTER REFERRED TO AS THE POINT OF BEGINNING, THUS ALONG THE WEST LINE OF COLONIAL AVENUE THE FOLLOWING COURSES: S46°17'28"W 24.73 FEET TO A POINT; THENCE S50°41'15"W 47.86 FEET TO A POINT; THENCE S54°36'35"W 143.86 FEET TO A CHISELED "X" FOUND; THENCE LEAVING THE WEST LINE OF COLONIAL AVENUE AND WITH THE LANDS OF TOWERS RETAIL THE FOLLOWING COURSES: N35°23'25"W 128.88 FEET TO A FOUND ROD; THENCE N80°23'25"W 107.00 FEET TO A FOUND ROD; THENCE N09°36'35"E 203.07 FEET TO A FOUND ROD ON THE SOUTH LINE OF BRANDON AVENUE; THENCE LEAVING THE LANDS OF TOWERS RETAIL AND ALONG THE SOUTH LINE OF BRANDON AVENUE THE FOLLOWING COURSES: S75°57'25"E 163.78 FEET TO A POINT; THENCE CURVING TO THE RIGHT A RADIUS OF 348.56 FEET, AN ARC LENGTH OF 93.73 FEET HAVING A DELTA OF 15°24'24", A TANGENT LENGTH OF 47.15 FEET, CHORD BEARING OF S68°21'38"E AND A CHORD DISTANCE OF 93.44 FEET TO A POINT; THENCE S54°50'41"E 26.41 FEET TO A POINT; THENCE CURVING TO THE RIGHT A RADIUS OF 196.07 FEET, AN ARC LENGTH OF 34.62 FEET, HAVING A DELTA OF 10°06'58", A TANGENT LENGTH OF 17.35 FEET, CHORD BEARING OF S43°34'53"E AND A CHORD DISTANCE OF 34.57 FEET TO A POINT; THENCE S38°31'25"E 31.51 FEET TO A POINT; THENCE CURVING TO THE RIGHT A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 54.79 FEET, HAVING A DELTA OF 62°47'07", A TANGENT LENGTH OF 30.51 FEET, CHORD BEARING OF S07°07'46"E AND A CHORD DISTANCE OF 52.09 FEET TO THE POINT OF BEGINNING, SAID LOT CONTAINING 1.5555 ACRES.

FLOOD PLAIN:

THE PROJECT IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN OR IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, AS REFLECTED BY FLOOD INSURANCE RATE MAP PANEL #51161C0044 D, DATED OCTOBER 15, 1993, WHICH MAP PANELS COVER THE AREA IN WHICH THE PROJECT IS SITUATED.

NOTICE: ALL LANDOWNERS, DEVELOPERS AND CONTRACTORS

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS OR THE ISSUANCE OF A STOP WORK ORDER.

CONSTRUCTION PROCEDURE REQUIREMENTS

- CITY INSPECTIONS - TO INSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRE-CONSTRUCTION CONFERENCE SHALL BE INITIATED BY THE APPLICANT, BUILDING, ETC, WITH THE DEVELOPMENT INSPECTOR. CALL (540) 853-1227 TO ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO ANTICIPATED CONSTRUCTION.
- RIGHT-OF-WAY EXCAVATION PERMIT - PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS), A RIGHT-OF-WAY EXCAVATION PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.
- LAND DISTURBANCE PERMIT - AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.
- PLANS AND PERMITS - A COPY OF THE PLANS AS APPROVED BY THE CITY (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.
- LOCATION OF UTILITIES - THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- CONSTRUCTION ENTRANCE - THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION RELATED EGRESS FROM THE SITE. SIZE AND COMPOSITION OF CONSTRUCTION ENTRANCE SHALL BE AS SHOWN ON THE PLANS.
- STREETS TO REMAIN CLEAN - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE PUBLIC STREET ADJACENT TO THE CONSTRUCTION ENTRANCE REMAINS FREE OF MUD, DIRT, DUST, AND/OR ANY TYPE OF CONSTRUCTION MATERIALS OR LITTER AT ALL TIMES.
- BARRICADES/DITCHES - THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPER AND NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.
- SEWER AND PAVEMENT REPLACEMENT - CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY.
- APPROVED PLANS/CONSTRUCTION CHANGES - ANY CHANGE OR VARIATIONS FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPLIED PLANS SHALL BE APPROVED BY THE EROSION AND SEDIMENT CONTROL AGENT PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.
- FINAL ACCEPTANCE/CITY - THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

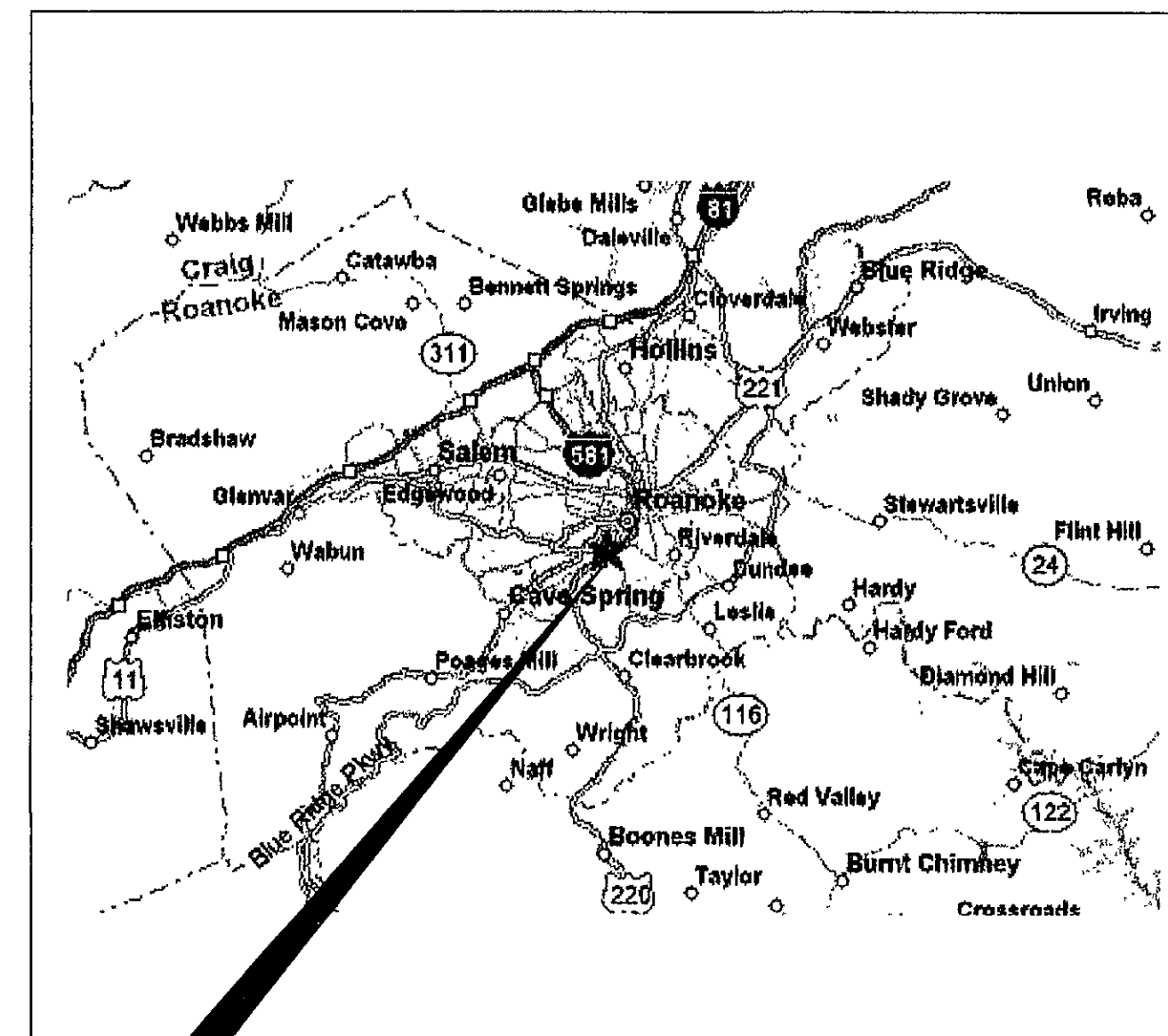
PREPARED IN THE OFFICE OF:



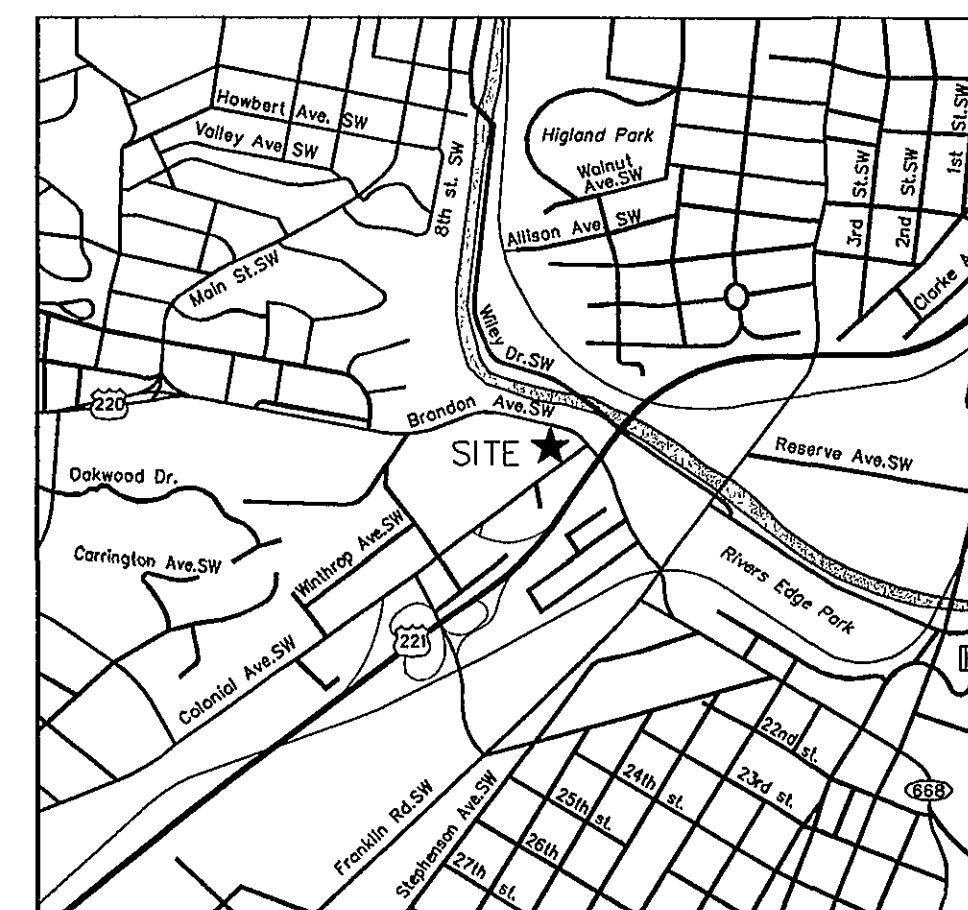
1500 FOREST AVENUE, SUITE 115 - RICHMOND, VIRGINIA 23229
PHONE: (804) 673-3882

Kimley-Horn
and Associates, Inc.

FAX: (804) 673-3980



PROJECT SITE

VICINITY MAP
NOT TO SCALE

RESPONSIBLE LAND DISTURBER DESIGNATION

THE PERSON IDENTIFIED BELOW IS DESIGNATED AS THE RESPONSIBLE LAND DISTURBER WHO WILL BE IN CHARGE OF AND RESPONSIBLE FOR CARRYING OUT THE LAND DISTURBING ACTIVITY ASSOCIATED WITH THIS PROJECT. THE PERSON MEETS THE APPLICABLE REQUIREMENTS OF VIRGINIA CODE SECTION 10.1-563 AND 10.1-566 BY VIRTUE OF THE FOLLOWING:

RESPONSIBLE LAND DISTURBER CERTIFICATE
DCR CERTIFICATION FOR COMBINED ADMINISTRATOR, ADMINISTRATOR, PLAN REVIEWER, INSPECTOR, OR CONTRACTOR
VIRGINIA PROFESSIONAL ENGINEER, LAND SURVEYOR, LANDSCAPE ARCHITECT, OR ARCHITECT

RESPONSIBLE LAND DISTURBER CONTACT INFORMATION:

NAME (SIGNATURE) *Kurt D. Cooper* DATE: 8-15-05
NAME (PRINT) KURT COOPER
CERTIFICATION/REGISTRATION NUMBER 025590
COMPANY KIMLEY-HORN AND ASSOCIATES, INC.
MAILING ADDRESS: KIMLEY-HORN AND ASSOCIATES, INC.
1500 FOREST AVENUE
SUITE 115
RICHMOND, VA 23229

TELEPHONE (804) 673-3882 FAX (804) 673-3980
EMAIL Kurt.Cooper@kimley-horn.com

RESPONSIBLE LAND DISTURBER WILL BE CHANGED UPON SELECTION OF A CONTRACTOR.

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
CS	COVER SHEET
C1	EXISTING CONDITIONS
C2	PHASE I E&S PLAN
C3	DEMOLITION
C4	SITE PLAN (HORIZONTAL CONTROL)
C5	GRADING, DRAINAGE AND PHASE II EROSION CONTROL PLAN
C6	UTILITY PLAN
C7	TRUCK TURN PLAN & PAVING PLAN
C8	CONSTRUCTION DETAILS
C9	UTILITY DETAILS
C9A	UTILITY DETAILS
C10	GENERAL NOTES
C11	E&S NOTES AND DETAILS
C12	DRAINAGE BOUNDARY
LA-1	PLANTING PLAN
LA-2	PLANTING DETAILS
TOTAL NUMBER OF SHEETS = 15	

REVISIONS

NO.	DATE	DESCRIPTION	BY
1		AS - BUILT	
2	05/12/2006		
3			
4			
5			
6			
7			
8	8/15/05	CITY OF ROANOKE COMMENTS	MRA
9	6/27/05	CITY OF ROANOKE COMMENTS	MRA
10			

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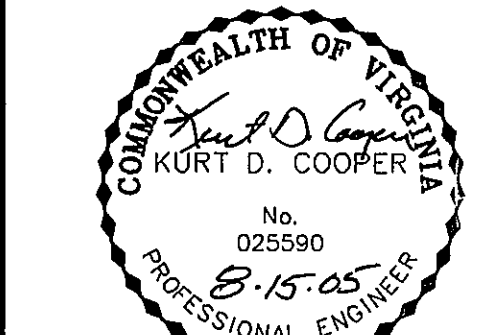
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RECEIVED

AUG 19 2005

CITY OF ROANOKE
PLANNING BUILDING AND DEVELOPMENT

MAY 2005



JOB NUMBER:

113001048