

Drawing name: K:\113001 - CVS-Rebkee\052 - Peters Creek Roanoke\CAD\01052_CDS_1.dwg Site Layout (4) Jan 18, 2006 7:27am by: domieland

GENERAL SITE NOTES

- A. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST ROANOKE COUNTY STANDARDS AND SPECIFICATIONS.
- B. ALL CONSTRUCTION SHALL CONFORM WITH APPLICABLE STATE AND LOCAL CONSTRUCTION STANDARDS AS IDENTIFIED IN THESE PLANS. THE CONTRACTOR SHALL MAINTAIN A CURRENT RELEASE OF THE STATE AND LOCAL LAND DEVELOPMENT STANDARDS MANUAL ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
- C. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT AND FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURB RADI GIVEN TO THE FACE OF CURB.
- D. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- E. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE COUNTY OF ROANOKE PUBLIC UTILITIES DEPARTMENT FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
- F. THE CONTRACTOR SHALL VERIFY DIMENSIONS AT JOBSITE.
- G. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER ROANOKE COUNTY AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
- H. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHOWN ON THE APPROVED PLANS FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL INSPECTION.
- I. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING STORMWATER STRUCTURES. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING CONDITIONS DO NOT MATCH INFORMATION ON PLANS.
- J. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS AND ROANOKE COUNTY.
- K. A SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION PER STANDARD SIGN REGULATIONS FROM SECTION 30-93 OF THE COUNTY ORDINANCE.
- NONSTANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE STATE AND LOCAL TRANSPORTATION DEPARTMENTS BEFORE INSTALLATION.
- J. SITE LIGHTING WILL BE IN COMPLIANCE WITH ROANOKE COUNTY LIGHTING STANDARDS PER SECTION 30-94 OF THE ZONING ORDINANCE.
- K. DUMPSTER SCREENING WILL BE TO 30-92-6E1 STANDARD PER THE ROANOKE COUNTY ZONING ORDINANCE.

LEGEND

- PROPOSED TRAFFIC SIGN
PAINTED TRAFFIC ARROW
CONCRETE PAVEMENT/SIDEWALK
10' X 20' STACKING
- PROPOSED CVS DIRECTIONAL SIGN
PROPOSED PARKING COUNT

** ALL CURB AND GUTTER IN THE RIGHT-OF-WAY SHALL BE VDOT CG-6 SEE SHEET C10 FOR DETAIL. ALL CURB AND GUTTER ON SITE TO BE TYPICAL CURB AND GUTTER SEE DETAIL 3 ON SHEET C10. TRANSITION BETWEEN CG-6 CURB AND TYPICAL CURB WILL BE DONE WITHIN SITE LIMITS.

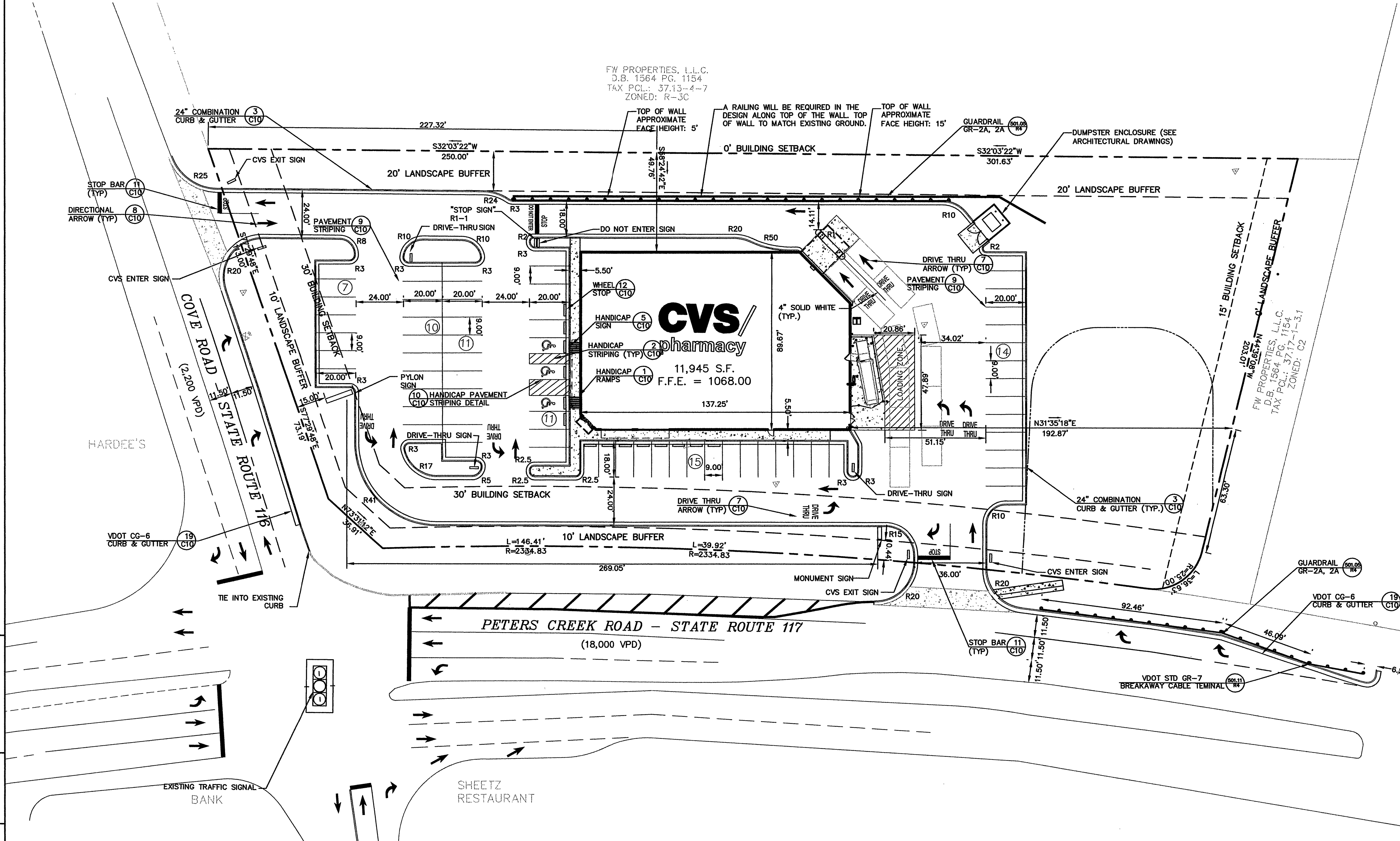
SITE PLAN STATISTICS

EXISTING USE:	HUBBARD HEATING AND AIR
PROPOSED USE:	DRUGSTORE W/ DRIVE THRU (RETAIL)
SITE AREA:	2.289 ACRES
BUILDING AREA:	11,945 SQ. FT. (GROSS)
PARKING REQ'D:	1 SPACE/200 SQ. FT. @ 11,945 SQ. FT. = 60 SPACES
PARKING PROVIDED:	68 SPACES
HANDICAP SPACES PROVIDED:	3 W/ 1 VAN ACCESSIBLE
ZONING:	C2 AND C2C (COMMERCIAL)
BUILDING HEIGHT MAXIMUM:	60'
BUILDING HEIGHT PROPOSED:	35'±

ZONING TABLE

BUILDING COVERAGE:	MAX: 19,942 SF. / PROPOSED: 11,945 SF.
LOT COVERAGE:	REQUIRED: NONE / PROPOSED: 4,751 SQ.YD.
FRONTAGE OF PARCEL:	432 FT.
BUILDING SETBACKS:	30'
MAGISTERIAL DISTRICTS:	CATAWBA MAGISTERIAL DISTRICT

NOTE:
RETAINING WALL DESIGNED BY OTHERS



AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, HELD AT THE ROANOKE COUNTY ADMINISTRATION CENTER, TUESDAY, FEBRUARY 22, 2005

ORDINANCE 922205-4 TO CHANGE THE ZONING CLASSIFICATION OF A 0.68-ACRE TRACT OF REAL ESTATE LOCATED AT THE NORTHWEST CORNER OF PETERS CREEK ROAD AND COVE ROAD (TAX MAP NO. 37.17-01-05) IN THE CATAWBA MAGISTERIAL DISTRICT FROM THE ZONING CLASSIFICATION OF I-1, INDUSTRIAL WITH CONDITIONS, TO THE ZONING CLASSIFICATION OF C-2, GENERAL COMMERCIAL WITH CONDITIONS UPON THE APPLICATION OF MID-ATLANTIC REALTY, INC.

WHEREAS, the first reading of this ordinance was held on January 25, 2005, and the second reading and public hearing were held February 22, 2005; and,

WHEREAS, the Roanoke County Planning Commission held a public hearing on this matter on February 1, 2005; and

WHEREAS, legal notice and advertisement has been provided as required by law,

BE IT ORDAINED BY the Board of Supervisors of Roanoke County, Virginia, as follows:

- That the zoning classification of a certain tract of real estate containing 0.68 acres, as described herein, and located at the northwest corner of Peters Creek Road and Cove Road (Tax Map Number 37.17-01-05) in the Catawba Magisterial District, is hereby changed from the zoning classification of I-1, Industrial District with conditions, to the zoning classification of C-2, General Commercial District with conditions.
- That this action is taken upon the application of Mid-Atlantic Realty, Inc.
- That the owner of the property has voluntarily proffered in writing the following conditions which the Board of Supervisors of Roanoke County, Virginia, hereby accepts:

- The property shall be developed as a C-2 use.
- Entrances onto Peters Creek Road shall be reduced to one (1) right-in and right-out; entrances onto Cove Road shall be reduced to one (1) full movement entrance.
- All buildings constructed on the property shall have exposed exterior walls (above finished grade) of face brick, natural stone, dyvik, stucco, decorative split face block and/or glass or be of an equivalent, permanent architecturally finished material. No building shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum, asbestos, iron or steel. Roofing materials shall either be asphalt shingle or standing metal seam if a raised roof, if a flat roof system is used, a perimeter parapet of dyvik, standing metal seam and decorative split face block or brick shall be used.
- The proffered conditions set forth in Ordinance 92292-8 dated August 25, 1992 and Ordinance 102291-10 dated October 22, 1991, are hereby removed.
- That said real estate is more fully described as follows:
Beginning at an iron stake on the northwesterly right-of-way line of Peters Creek Road (VA Rte. 117); 140.29 feet northwesterly from an angle point at the northwesterly corner of Peters Creek Road and Cove Road, said beginning point being the northwesterly corner of the property of Humble Oil Co., thence leaving Peters Creek Road and with two lines of the Humble Oil Co. property N. 74° 21' W. 100.0 feet to an iron stake; thence S. 34° 28' 30" W. 165.00 feet to an iron stake on the northerly right-of-way line of Cove Road (VA Rte. 116); thence with same, leaving the Humble Oil Co. property N. 74° 21' W. 113.00 feet to an iron stake, a corner to the property of Mrs. Dorothy H. Whitfield, Mrs. Geraldine H. Waring and Frances H. Eastley; thence with same and leaving Cove Road, N. 35° 12' 10" E. 250.0 feet to a point, a new corner, thence with a new division line through the property of William Kenney S. 52° 16' 50" E. 201.58 feet to a point on the northwesterly right-of-way line of Peters Creek Road; thence with said right-of-way line with a curved line to the left, having a radius of 234.83 feet, a chord bearing and distance of S. 30° 58' 20" W. 40.00 feet and an arc distance of 60.00 feet to the

Point of Beginning, containing 0.685 acres, as shown on plat made by David Dick & Associates, dated February 26, 1973, which plat is recorded in the Roanoke County Circuit Court Clerk's Office in Docket Book 965 at page 99.

5. That this ordinance shall be in full force and effect thirty (30) days after its final passage. All ordinances or parts of ordinances in conflict with the provisions of this ordinance be, and the same hereby are, repealed. The Zoning Administrator is directed to amend the zoning district map to reflect the change in zoning classification authorized by this ordinance.

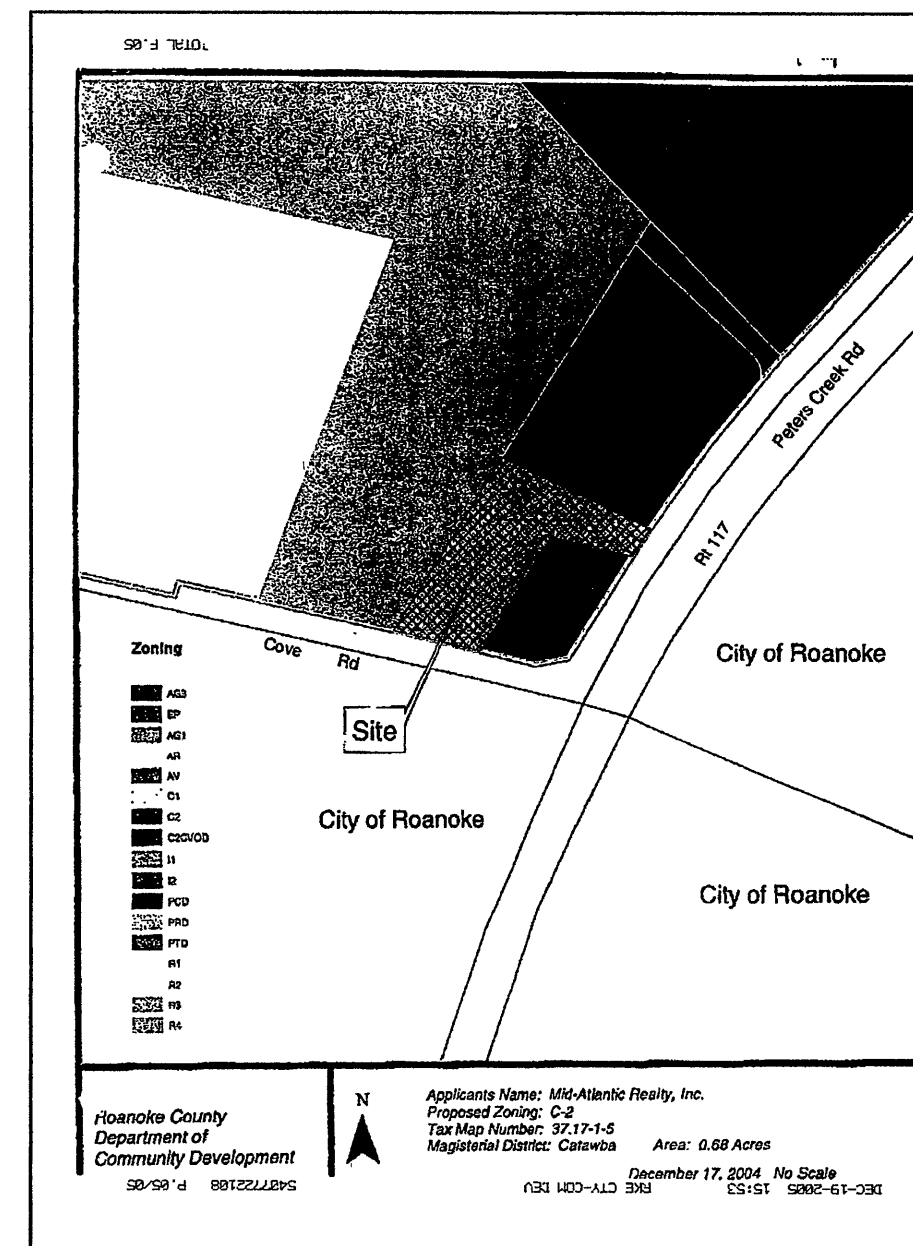
On motion of Supervisor Church, to adopt the ordinance, and carried by the following recorded vote:

AYES: Supervisors McNamee, Church, Wiley, Fries, Altizer

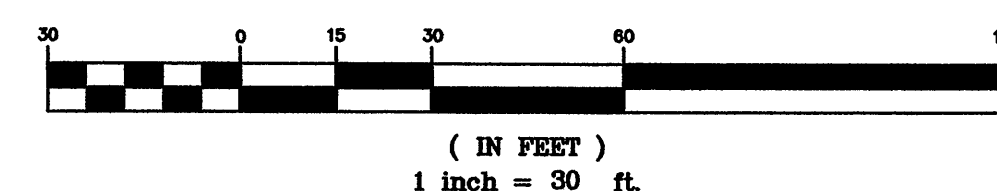
NAYS: None

A COPY TESTE:
Diane S. Chidlers, CMC
Clerk to the Board of Supervisors

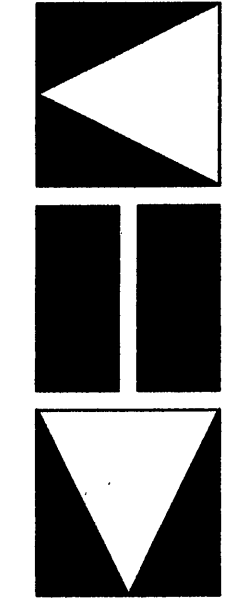
cc: File
Arnold Covey, Director, Community Development
Janet Scheid, Chief Planner
William Driver, Director, Real Estate Valuation
Paul Mahoney, County Attorney



GRAPHIC SCALE



ROANOKE, VA
CVS STORE #6296

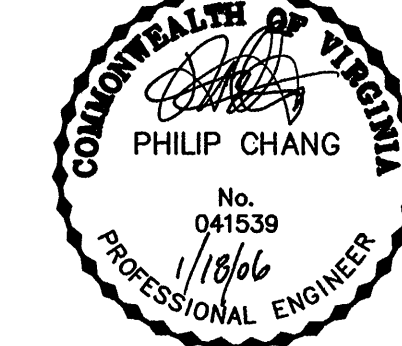


Kimley-Horn
and Associates, Inc.
1500 FOREST AVENUE, SUITE 115
RICHMOND, VIRGINIA 23229

CONSULTANT:

KIMLEY-HORN AND ASSOC.
1500 FOREST AVENUE
TEL (804) 673-3882
FAX (804) 673-3980

SEAL:



CVS/
pharmacy
11,945 S.F. PROTOTYPE
STORE NUMBER: #6296
INTERSECTION OF
PETERS CREEK RD. & COVE RD.
ROANOKE, VIRGINIA

OWNER/DEVELOPER:

THE REBKEE COMPANY
1020 OLD BON AIR ROAD
RICHMOND, VA 23235
PHONE: (804) 560-0500
FAX: (804) 560-0778

REVISIONS:

ADDRESS COUNTY COMMENTS
FINAL SUBMITTAL 01/18/06

LAYOUT COORD: DBE

PLANNING MGR. KDC

DRAWING BY: DHL

DATE: 11/15/05

JOB NUMBER: 113001052

TITLE:

SITE LAYOUT
(HORIZONTAL CONTROL)

SHEET NUMBER:

C4

COMMENTS: