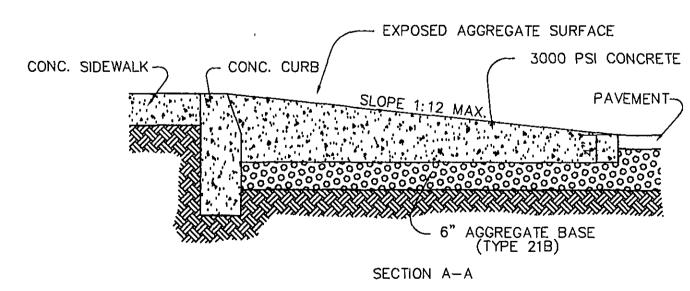
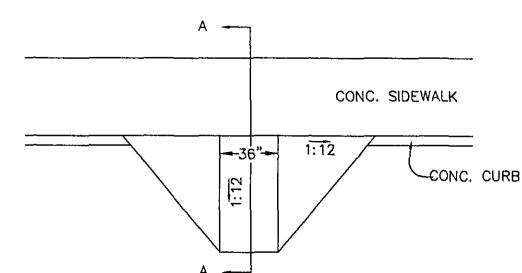


HANDICAP PARKING SIGN (S1)

NO SCALE

HANDICAP PARKING NO SCALE



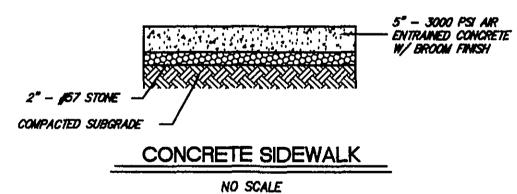


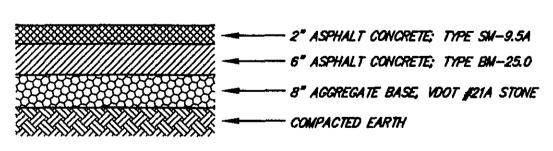
HANDICAP RAMP DETAIL NO SCALE

Reference Point DI-3 FLATTOP . FRAME & COVER NOT RISERS SHOWN FOR CLARITY. 2. IF INLET PIPES CONFLICT W/ STEPS (AS SHOWN)
MANHOLE SHALL BE MOVED LATERALLY 1.5 FEET LEFT AND THE 2.5' D HOLE IN THE FLAT TOP SHALL BE ROTATED 180'. DOCHOUSE 3. THIS DETAIL DOES NOT APPLY FOR INLETS IN CUL-DE-SACS. PROFILE

LOCATION DETAIL FOR DI-3C (PRECAST) NO SCALE

. CONTRACTION JOINTS AT 6' O.C., SCORE TO 25% OF SIDEWALK THICKNESS 2. EXPANSION JOINTS MAX. 30' APART, TRIM JOINT FILLER AND APPLY SEALANT.

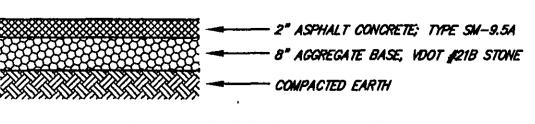




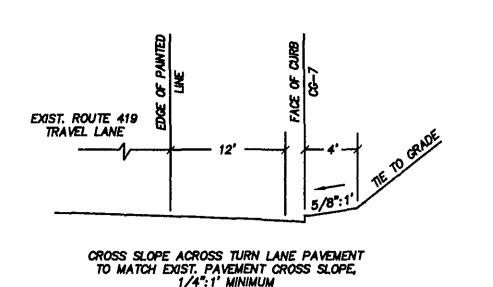
HEAVY DUTY PAVEMENT DETAIL NO SCALE

PAVEMENT NOTES:

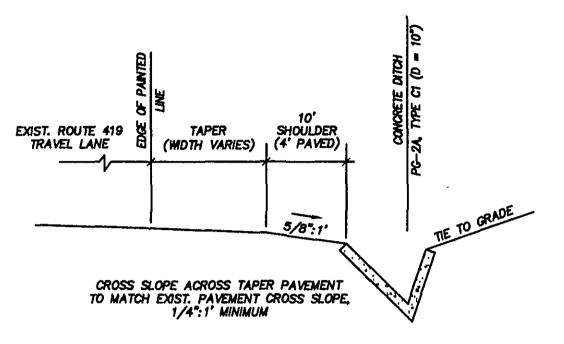
- 1. THE SIZE 21B AGGREGATE SHALL BE PRIMED WITH APPROXIMATELY 0.35 GAL/SY OF RC-250 ASPHALT AND COVERED WITH 16 TO 18 LBS/SY OF SIZE 8-P AGGREGATE BEFORE PLACING SM-9.5A FOR STANDARD PAVEMENT ONLY.
- 2. EXISTING PAVEMENT IS TO BE SAW CUT WHERE NEW PAVEMENT IS TO MATCH. SAW CUT IS TO BE MADE WITH A MECHANICAL SAW AND SIDES TO BE TACKED WITH BITUMINOUS MATERIAL, TYPE
- RC-250, OR EQUAL. 3. HEAVY DUTY PAVEMENT SHALL BE USED FOR THE TURN LANE, TAPER, AND FOR THE NEW ENTRANCE ROAD THROUGH STATION 11+03.44.



STANDARD PAVEMENT DETAIL NO SCALE



TURN LANE SECTION NOT TO SCALE



TAPER SECTION DETAIL NOT TO SCALE

SITE AND ZONING TABULATIONS,

CURRENT ZONING: C2 PROPOSED USE: RETAIL AND GENERAL OFFICE SITE ACREAGE: 1.28 ACRES MINIMUM LOT AREA REQUIRED: 15,000 S.F. MINIMUM FRONTAGE REQUIRED: 75' MINIMUM REQUIRED SETBACKS: FRONT: 30' SIDE: NONE

REAR: 15' MAXIMUM HEIGHT ALLOWED: NONE MAXIMUM BUILDING COVERAGE: 50% MAXIMUM LOT COVERAGE: 90%

OFFSTREET PARKING REQUIRED: 6,000 SF RETAIL • 1 SPACE/200 SF = 30 SPACES 6,000 SF OFFICE • 3.5 SPACES/1,000 SF = 21 SPACES TOTAL SPACES REQUIRED = 51 SPACES

OFFSTREET PARKING PROVIDED: 71 SPACES, INCLUDING 3 HANDICAPPED

ROANOKE, VIRGINIA 24011

1. THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT ROANOKE COUNTY TAX ASSESSMENT MAP **#**777.18-5-2. 2. DEVELOPER:

FINK'S JEWELERS, INC. 310 SOUTH JEFFERSON STREET

3. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.. 4. TOPOGRAPHY DATA BASED ON AN FIELD SURVEY PREPARED BY LUMSDEN ASSOCIATES, P.C.. 5. NO TITLE REPORT WAS FURNISHED FOR THIS PROPERTY. 6. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY COUNTY WATER AND SEWER.

7. THE PROPERTY ON THESE PLANS SHALL BE ACCESSED BY PUBLIC ROADS. 8. PROPERTY AS SHOWN DOES NOT LIE WITHIN THE LIMITS OF THE 100 YEAR FLOODPLAIN AS DEFINED BY THE FLOOD INSURANCE RATE MAPS.

9. ALL EXTERIOR LIGHTS SHALL BE DESIGNED, ARRANGED, AND LOCATED SO AS NOT TO DIRECT GLARE ON ADJACENT RESIDENTIAL PROPERTIES OR RIGHT OF WAYS. THE MAXIMUM LIGHTING DENSITY AT ADJOINING RESIDENTIAL PROPERTIES OR RIGHT OF WAYS SHALL NOT EXCEED 0.5

10. ANY SIGNAGE FOR THIS DEVELOPMENT MUST BE LOCATED A MINIMUM OF 15' OFF OF THE EXISTING RIGHT OF WAY AND WILL REQUIRE A SEPARATE SIGN PERMIT.

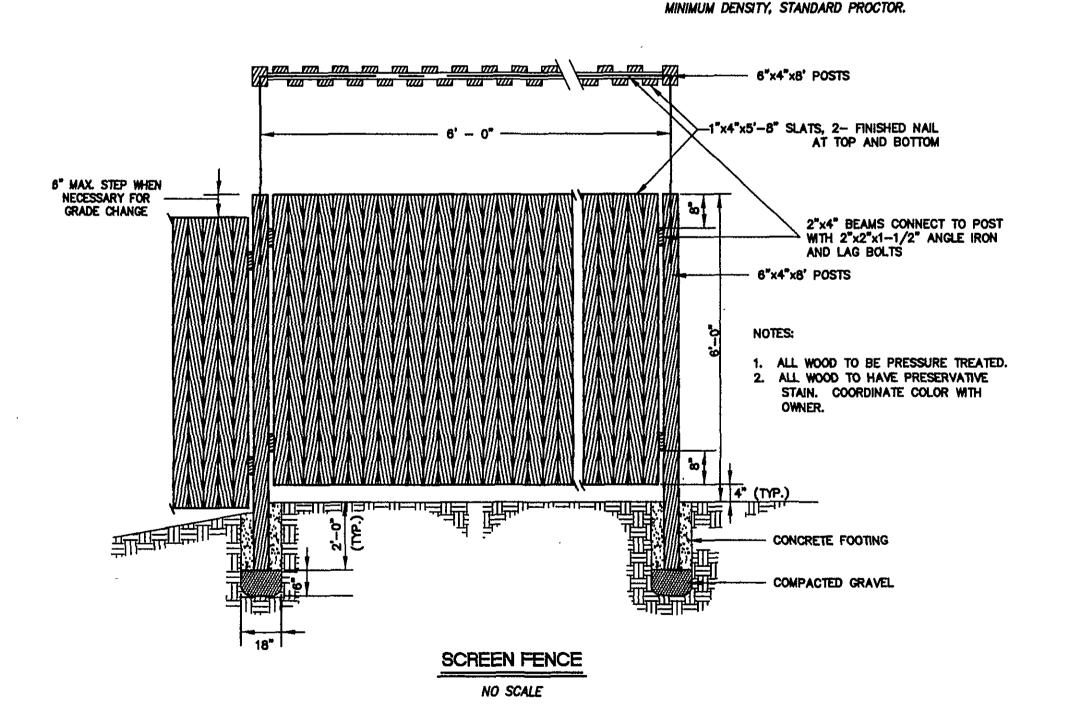
CONSTRUCTION NOTES,

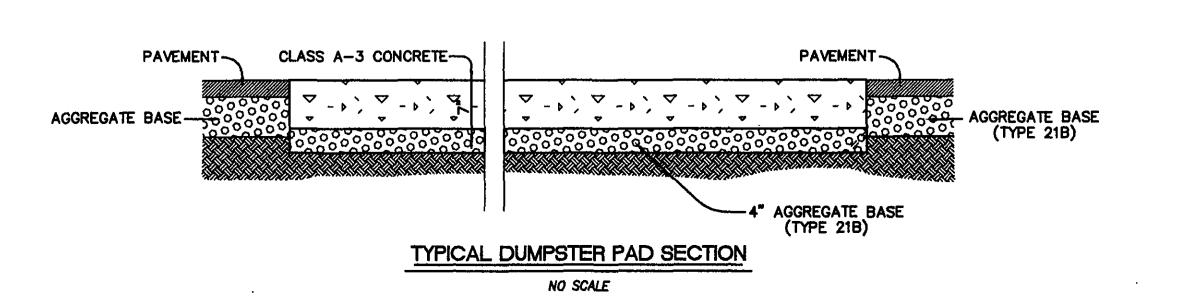
- 1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT COUNTY OF ROANOKE STANDARDS AND SPECIFICATIONS.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING
- 3. NO SUBSOIL INVESTIGATIONS HAVE BEEN FURNISHED TO THE DESIGNING ENGINEER.
  4. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING
- 5. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- 6. ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY ROANOKE COUNTY UTILITY DEPARTMENT. 7. ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE PERFORMED BY THE CONTRACTOR
- WITH THE ROANOKE COUNTY INSPECTOR ON SITE. 8. SEE VOOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILS. 9. THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE

GRADING NOTES

BURIAL OF MATERIAL SHALL NOT BE PERMITTED.

- 1. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
- 2. TOPSOIL SHALL REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE. 3. FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN 8 INCH LIFTS TO 95%





LUMSDEN ASSOCIATES, P.C. ENGINEERS-SURVEYORS-PLANNERS ROANOKE, VIRGINIA

THOMAS C. DALE No. 033002 9/12/03

> 0

Z

| SEPTEMBER 12, 2003 NONE

OMMISSION NO: 2003-054 SHEET 3 OF