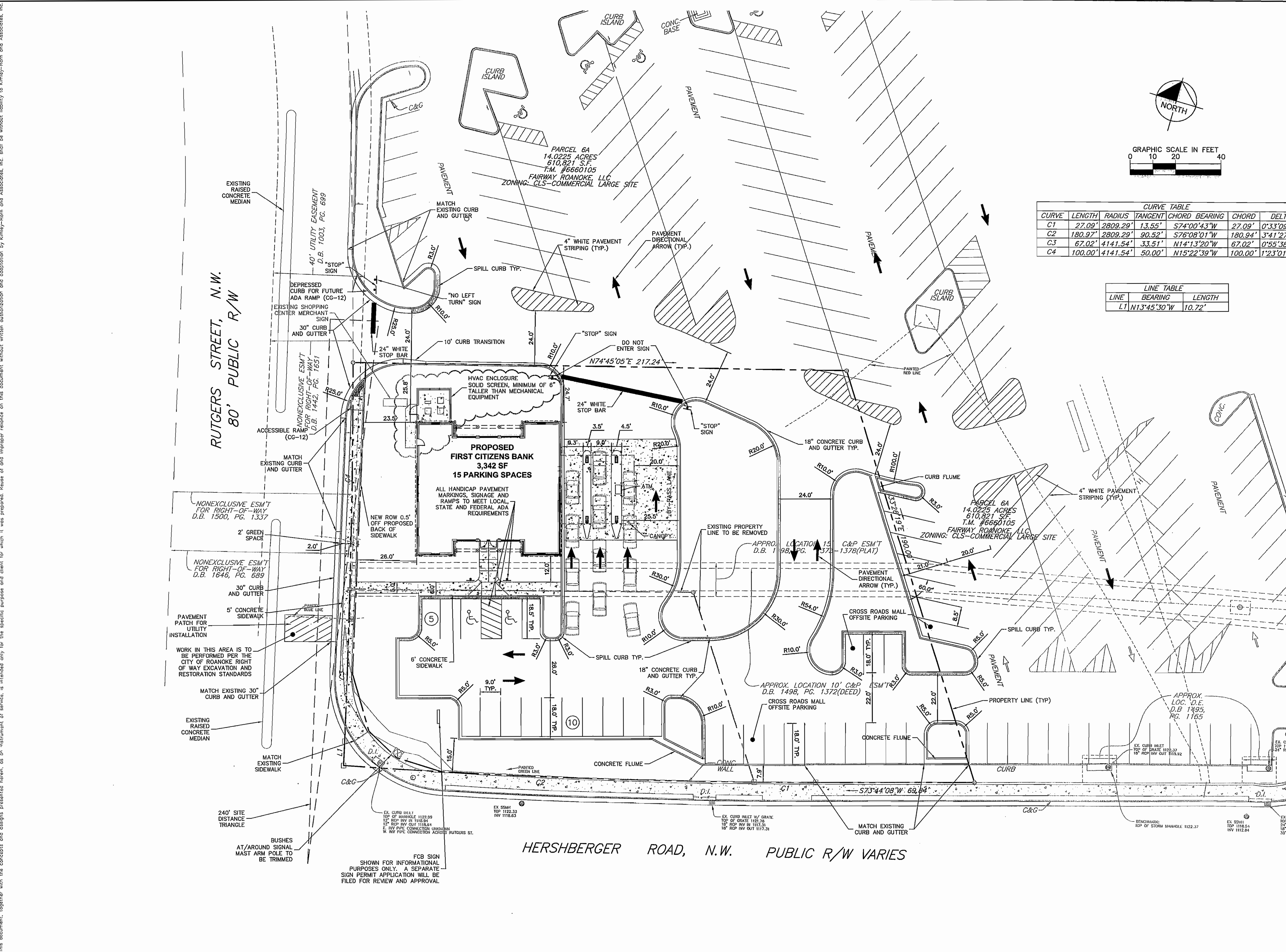


Plot: B:\kuznetsov\011737195 - Roanoke VA\15-CAD Files\PlanSheets\C04 - SITE PLAN.dwg
K:\RA\DEV\011737195 - Roanoke VA\15-CAD Files\PlanSheets\C04 - SITE PLAN.dwg
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SITE LEGEND	
	PAVEMENT MARKING DIRECTIONAL ARROWS
	NEW SIGN AS NOTED (M.U.T.C.D.)
	FACE OF CURB RADIUS (TYP. ALL)
	SPILL CURB
	PARKING SPACES
	EXISTING CONCRETE/SIDEWALK
	PROPOSED CONCRETE/SIDEWALK
	HANDICAP RAMP (DEPRESSED WALK)

PROJECT INFORMATION:
PROJECT LOCATION/ADDRESS:
1535 HERSHBERGER ROAD, NW
ROANOKE, VA 24012
OWNER/DEVELOPER:
FIRST CITIZENS BANK
100 EAST TRYON ROAD
RALEIGH, NC 27603
PHONE: (919) 716-4130
FAX: 919-716-8840
ATTN: MIKE PARKER
SITE PLAN PREPARED/CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
ATTN: MR. PETER A. BISHOP, P.E.
333 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NORTH CAROLINA 27601
TELEPHONE: (919) 677-2000
PROPERTY ID #: 6660106, 6660126
ZONING: COMMERCIAL
CURRENT USE: FINANCIAL INSTITUTION
PROPOSED USE: FINANCIAL INSTITUTION
REFUSE COLLECTION: PRIVATE SERVICE,
NO REFUSE DUMPSTER
WILL BE LOCATED ON
PROJECT SITE FOR
SECURITY PURPOSES.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	27.09'	2809.29'	13.55'	S74°00'43"W	27.09'	0°33'09"
C2	180.97'	2809.29'	90.52'	S76°08'01"W	180.94'	3°41'27"
C3	67.02'	4141.54'	33.51'	N14°13'20"W	67.02'	0°55'38"
C4	100.00'	4141.54'	50.00'	N15°22'39"W	100.00'	1°23'01"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N13°45'30"W	10.72'

SITE DATA	
EXISTING SITE AREA =	1.03 ACRES
PROPOSED SITE AREA =	1.03 ACRES
TOTAL DISTURBED/DENUDED AREA =	1.12 ACRES
IMPERVIOUS AREA (EXISTING) =	35,787 SF
PERCENT IMPERVIOUS (EXISTING) =	80.0%
IMPERVIOUS AREA (PROPOSED) =	28,675 SF
PERVIOUS AREA =	16,043 SF
PERCENT IMPERVIOUS (PROPOSED) =	64.12%
EXISTING USE:	FINANCIAL INSTITUTION
PROPOSED USE:	FINANCIAL INSTITUTION
BUILDING AREA:	3,342 SF
FLOOR TO AREA RATIO	7.47%
PROPOSED BUILDING HEIGHT	19'-2" (MEAN ROOF), 24'-5 3/4" (PEAK)
PROPOSED CANOPY HEIGHT	12'-8 1/2" (TO BOTTOM OF ENTABLATURE)
BUILDING CONSTRUCTION MATERIAL	BRICK
SETBACKS	
FRONT BUILDING SETBACK	30' FEET MAX
SIDE/REAR YARD SETBACK	0' FEET
PROPERTY ID #	6660106, 6660126
ZONING	CG(c), COMMERCIAL GENERAL, CONDITIONAL
VEHICULAR PARKING REQUIRED	
MINIMUM: 1 Space / 300 SF, (3,342 SF/300) X 0.75 = 9 SPACES	9 SPACES
MAXIMUM: MINIMUM SPACES X 150% = 14 SPACES	14 SPACES
MINIMUM REQUIRED HC SPACES (ADA STANDARD): 1 SPACE	1 SPACE
PARKING PROVIDED (INCLUDES 2 VAN ACCESSIBLE HC SPACES)	15 SPACES
STACKING REQUIREMENT = 4 SPACES/LANE	
CROSS ROADS MALL PARKING SUMMARY	
PROPOSED OFF-SITE PARKING	14 SPACES
MINIMUM REQUIRED PARKING	635 SPACES
MAXIMUM ALLOWABLE PARKING	889 SPACES
EXISTING PARKING PROVIDED	704 SPACES
TOTAL PARKING WITH PROPOSED OFF-SITE	718 SPACES

CALL BEFORE YOU DIG... IT'S THE LAW
CALL V.A. ONE-CALL (1-800-552-7001)
FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 3
WORKING DAYS PRIOR TO BEGINNING GRADING OR
TRENCHING
VIRGINIA GENERAL STATUTE 56-265.14-56-265.32.

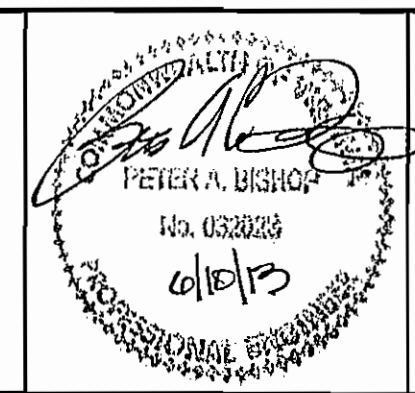
MAP NOTE:
ALL ON SITE INFORMATION TAKEN FROM BOUNDARY AND
TOPOGRAPHIC SURVEY PROVIDED ON DECEMBER 19, 2012, BY
BALZER & ASSOCIATES, INC. 1208 CORPORATE CIRCLE ROANOKE
VA, 24018, TEL: 540-772-9580 FAX: 540-772-8050.

No.	REVISIONS	DATE	BY
3	REVISED PER 3RD ROUND CITY COMMENTS	6/10/13	JDK
2	REVISED PER 2ND ROUND CITY COMMENTS	5/1/13	JDK
1	REVISED PER 1ST ROUND CITY COMMENTS	4/2/13	JDK

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333 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-835-1494 FAX: 919-653-5847
WWW.KIMLEY-HORN.COM

KHA PROJECT	011737195
DATE	2/22/2013
SCALE	AS SHOWN
DESIGNED BY	JDK
DRAWN BY	DAW
CHECKED BY	PAB

ROANOKE, VA
PREPARED FOR
FIRST CITIZENS BANK



SITE PLAN

APPROVED
SEP 05 2013

SHEET NUMBER
C04