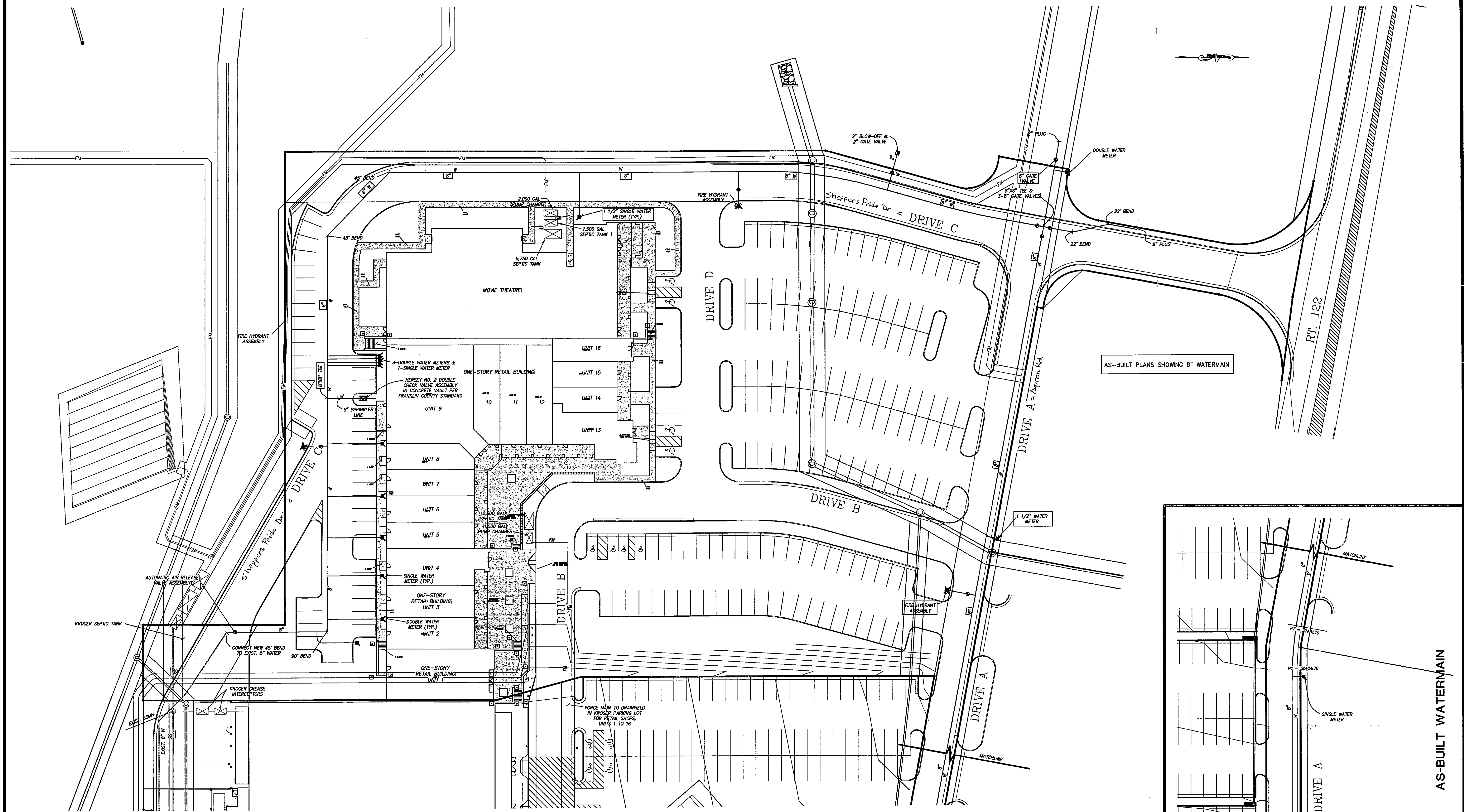




LEGEND		
ITEM	EXISTING	PROPOSED
Pavement	---	---
Curb	---	---
Concrete	---	---
Sanitary Sewer Manhole	⊙	⊙
Sanitary Sewer Line	---	---
Waterline	---	---
Hydrant	⊙	⊙
Gate Valve	⊙	⊙
Utility Pole	⊙	⊙
Overhead Electric Line	---	---
Overhead Telephone Line	---	---
Contours	---	---

SITE AND ZONING TABULATIONS

CURRENT ZONING: PCO
PROPOSED USE: SHOPPING PLAZA AND MOVIE THEATER
SITE ACREAGE: 5.882 AC

SETBACK REQUIREMENTS:
FRONT: 30' FROM EDGE OF R/W OR 55' FROM R/W CENTERLINE, WHICHEVER IS GREATER
SIDE: NONE
REAR: NONE

MAXIMUM ALLOWABLE BUILDING HEIGHT: NONE
ACTUAL BUILDING HEIGHT: 40'

BUILDING GROSS FLOOR AREA:
RETAIL: 28,900 SF
THEATER: 13,800 SF
GROSS FLOOR SPACE: 42,800 SF

MAXIMUM ALLOWABLE LOT COVERAGE: 75%
ACTUAL BUILDING COVERAGE: 16.4%

PROFFERS AND CONDITIONS

APPLICABLE PROFFERS FROM REZONING OF TAX MAP PARCEL #20-1.4 AND 52 FROM A-1 AND M-1 TO PCO, PLANNED COMMERCIAL DISTRICT, GRANTED AT PUBLIC HEARING HELD ON NOVEMBER 21, 2000:

- DEVELOPER SHALL COMPLY WITH THE SIGN REGULATIONS OF THE FRANKLIN COUNTY ZONING ORDINANCE. FURTHERMORE, NO OFF-PREMISE SIGNS (BILLBOARDS) FRONTING ON ROUTE 122 WEST OF THE EXISTING WESTERN ROUTE 122 / 616 INTERSECTION ARE PERMITTED.
- DEVELOPER SHALL OBTAIN NECESSARY APPROVALS FROM THE VIRGINIA DEPARTMENT OF HEALTH AND SHALL INSURE THAT THE DEVELOPMENT COMPLIES WITH THE WATER AND SEWER REGULATIONS OF FRANKLIN COUNTY.
- DEVELOPER WILL COMPLY WITH COUNTY REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT.
- DEVELOPER SHALL HAVE A LANDSCAPE PLAN THAT DETAILS PERIMETER AND INTERNAL PARKING LOT LANDSCAPING.

APPLICABLE CONDITIONS FROM OBTAINING OF SPECIAL USE PERMIT FOR TAX MAP PARCEL #20-1.4 FOR THE PURPOSE OF A NEW FOOD CENTER, GASOLINE SERVICE CENTER, SHOPPING CENTER, AND MOVIE THEATER, GRANTED AT PUBLIC HEARING HELD ON SEPTEMBER 17, 2002:

- DEVELOPER WILL COMPLY WITH ALL PROFFERS OF THE (PCO) PLANNED COMMERCIAL DISTRICT REZONE (SEE ABOVE).
- DEVELOPER WILL ABIDE BY ALL VDOT REGULATIONS IN REGARDS TO DEVELOPING AND CONSTRUCTING ROADS WITHIN THE DEVELOPMENT. APPLICANT WILL APPLY FOR A CONSTRUCTION ENTRANCE PERMIT WITH VDOT.

PARKING TABULATIONS

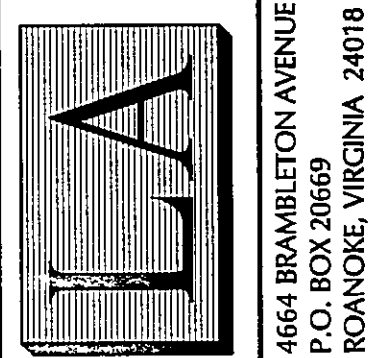
OFFSTREET PARKING REQUIREMENTS:

PER WESTLAKE VILLAGE CENTER OVERLAY DISTRICT ORDINANCE, 1 SPACE REQUIRED PER 300 SF BUILDING AREA FOR MIXED USE DEVELOPMENT.

REQUIRED SPACES: 42,800/300 = 143 SPACES

SPACES PROVIDED: 193 SPACES INCLUDING 8 ACCESSIBLE SPACES

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



THOMAS C. DALE
No. 033002
PROFESSIONAL ENGINEER

DIMENSIONAL LAYOUT & UTILITIES

KROGER CENTER AT WESTLAKE
PREPARED FOR
WILLARD CONSTRUCTION OF LLC
SMITH MOUNTAIN LAKE, LLC
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

REVISIONS		DESCRIPTION
NO.	DATE	DESCRIPTION
1	08/18/03	FIELD REVISIONS TO S/CORNER DRAIN;
2	02/15/06	SEWAGE SYSTEM SHOWN
3		As-Built 8" Watermain
4		
5		
6		

DATE: MAY 1, 2003
SCALE: 1" = 30'
COMMISSION NO: 03-044
CADD FILE: SHEET 8 OF 9