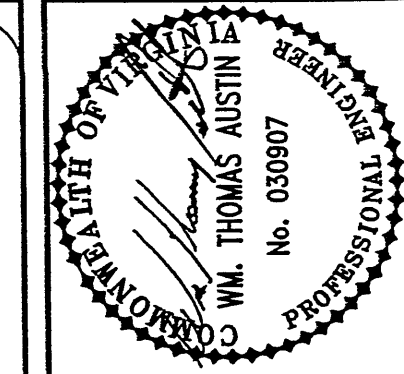


| CURVE TABLE | | | | | |
|-------------|--------|----------|----------|---------|-------------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD |
| C1 | 240.76 | 22885.04 | 0°36'10" | 120.38 | 240.76 |
| | | | | | S65°55'05"W |

GENERAL NOTES:

- EXISTING TOPOGRAPHIC INFORMATION IS TAKEN FROM FIELD SURVEYS PERFORMED BY OTHERS.
- THE CONTRACTOR SHALL CONTACT "MISS UTILITY" (1-800-552-7001) 48 HOURS PRIOR TO WORKING IN THE VICINITY OF THE EXISTING UTILITIES.
- UNLESS OTHERWISE NOTED ALL LINEAR DIMENSIONS ARE TO THE FACE OF CURB.
- CONTRACTOR SHALL RESET TREES INDICATED UPON COMPLETION OF FINAL GRADING. IF TREES DO NOT SURVIVE BEING RESET THE CONTRACTOR SHALL REPLACE TREES WITH A LIKE KIND.
- UNLESS OTHERWISE NOTED ALL CURB RADII = 2'-6". ALL CURB RADII DIMENSIONS ARE TO THE BACK OF THE CURB.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT AND DIMENSIONS.
- ALL CONCRETE CURB (AND GUTTER) SHALL BE CONSTRUCTED IN ACCORDANCE WITH VDOT STANDARD CG-2 (OR CG-6).



| Revisions | Date | By |
|-----------|----------|------------------------------|
| 1 | 17/15/05 | FINAL CITY OF ROANOKE REVIEW |

| | |
|--------------|------------------|
| Issue Date: | OCTOBER 25, 2005 |
| Drawn By: | CM |
| Designed By: | BSM/CM/WFA |
| Checked By: | WFA |
| Date: | 10/25/2005 |

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KEYNOTES:

- VDOT STANDARD CG-6 CONCRETE CURB AND GUTTER.
- VDOT STANDARD CG-2 CONCRETE CURB.
- UTILITY/DUMPSTER YARD WITH ENCLOSURE AND BOLLARDS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- HANDICAPPED ACCESSIBLE PARKING SPACE WITH SIGN AND PRECAST CONCRETE WHEEL STOP. SEE SHEET C-14 FOR DETAILS.
- PAVEMENT MARKING: 24" WIDE WHITE STOP BAR.
- STANDARD CITY OF ROANOKE COMMERCIAL ENTRANCE.
- 8'x10' CONCRETE PAD FOR ELECTRICAL TRANSFORMER (BY SITE CONTRACTOR).
- 5'x6' CONCRETE PAD FOR GAS METER (BY SITE CONTRACTOR).
- NEW PAVEMENT MARKING, TYPICAL.
- CONCRETE LOADING DOCK AND SERVICE COURT APRONS (BY OTHERS)
- NEW 5' WIDE CONCRETE SIDEWALK.
- NEW SITE RETAINING WALL. REFER TO SHEET C-10 FOR ELEVATIONS AND SECTIONS.
- 2' WIDE CURB SLOTS TO PERMIT RUNOFF INTO INFILTRATION TRENCH AND STORM DRAIN INLETS.
- HANDICAPPED VAN ACCESSIBLE PARKING SPACE WITH SIGN. SEE SHEET C-14 FOR DETAILS, TYPICAL OF ONE.
- NEW FIRE LANE MARKINGS. REFER TO SHT. C-14 FOR DETAIL.
- TEMPORARY CONCRETE BARRIERS.
- 5' WIDE PAINTED CROSS-WALK.
- WATER FOUNTAIN, 5' SIDEWALK, & BRICK PAVER STRIP.
- TEMPORARY TRUCK TURN-AROUND - EXTRUDED CURB AND HEAVY DUTY PAVEMENT. AREA TO BE RECONFIGURED UNDER PHASE II OF THE DEVELOPMENT.

SITE TABULATIONS

TOTAL SITE AREA = 6.630 ACRES (PHASE I)
BUILDING AREA (TOTAL GROSS FLOOR AREA): 101,593 S.F.
RETAIL: 67,847 S.F.
STORAGE: 33,746 S.F.
-UKROPS FIRST FLOOR: 57,314 S.F.
-UKROPS MEZZANINE: 6,834 S.F.
-UKROPS BASEMENT: 22,625 S.F.
-WALGREENS: 14,820 S.F.
SITE ADDRESS: 2331 FRANKLIN ROAD, S.W.
TAX# 1272504, 1272505, 1272507
ZONING: INPUD, INSTITUTIONAL PLANNED UNIT DEVELOPMENT DISTRICT (REFERENCE ORDINANCE #36925-1222004)
FLOOR AREA RATIO: MAX=10, ACTUAL=0.35
OPEN SPACE: REQ'D. MIN=10% OF LOT AREA, ACTUAL=19.7%
BUILDING HEIGHT: MAXIMUM=50' (PER INPUD PLAN)
WALGREENS=23'
UKROPS=34'
ADJACENT ZONING: C-2, LM
ADJACENT LAND USE: COMMERCIAL BUSINESSES AND RECYCLING FACILITY
CURRENT LAND USE: COMMERCIAL WITH PARKING AND OPEN SPACE
PROPOSED LAND USE: GROCERY AND PHARMACY

PARKING:

-REQUIRED BY ZONING: One (1) space for every two hundred (200) square feet of net floor area used for retail purposes and one (1) space for every four hundred (400) square feet of floor area used for associated storage assembly and repair of goods sold on the premises.

| | |
|------------------|---------|
| -TOTAL PROVIDED: | 421 |
| -STANDARD | 433 |
| -HANDICAP: | 423 |
| | 4 UPPER |
| | 6 LOWER |

YARD REQUIREMENTS:

-FRONT: NONE
-SIDE: NONE
-REAR: NONE

SITE DEVELOPMENT PLANS
IN MARKET - PHASE I
SITE PLAN
CITY OF ROANOKE, VIRGINIA

| | |
|-------------------|----------|
| Vertical Scale: | N/A |
| Horizontal Scale: | 1" = 30' |
| Commission No. | 2384 |
| Sheet No.: | C-4 |

C-4

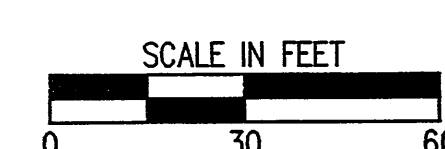
SIGN KEYNOTES:

NOTE: ALL SIGNS SHALL CONFORM TO MUTCD.

- "STOP" SIGN (R1-1)
- "HANDICAP ACCESSIBLE SPACE" SIGN (R7-8/R7-8a)
- "ONE WAY" SIGN (R6-1)
- "DO NOT ENTER" SIGN (R5-1)
- "YIELD" SIGN (R1-2)
- "NO LEFT TURN" SIGN (R3-2)
- CIRCULAR INTERSECTION SIGN (W2-6)
- "KEEP RIGHT" SIGN (R4-7b)

LEGEND

- HEAVY DUTY PAVEMENT (TYPE B) (SEE DETAIL ON SHEET C-14)
- REGULAR DUTY PAVEMENT (TYPE A) (SEE DETAIL ON SHEET C-14)
- CONCRETE SIDEWALK/CONCRETE PAVEMENT (SEE DETAIL ON SHEET C-14)
- CONCRETE DECK PARKING GARAGE- WHERE INDICATED



ADDITIONAL OFF-SITE IMPROVEMENTS NOT SHOWN ON THESE PLANS ARE REQUIRED TO ACCOMMODATE THIS DEVELOPMENT. IMPROVEMENTS NOT INDICATED ON THESE PLANS ARE DETAILED IN A LETTER FROM THE DEVELOPER, DATED OCTOBER 14, 2005, INDICATING PAINTER PROPERTIES WILLINGNESS TO COMPLETE THESE OFFSITE IMPROVEMENTS AND A SCHEDULE FOR THEIR COMPLETION. THE CERTIFICATE OF OCCUPANCY FOR THIS DEVELOPMENT WILL NOT BE ISSUED UNTIL THESE IMPROVEMENTS ARE COMPLETE.

