

Point Table				
Point #	Description	Northing	Easting	Elev.
500	TBC	3638332.0822	11057537.9401	1084.42
501	TBC	3638424.7759	11057618.7911	1091.10
502	TBC	3638425.2092	11057625.1403	1091.10
503	TBC	3638416.6640	11057634.9372	1091.10
504	TBC	3638475.0685	11057685.8799	1091.10
505	TBC	3638483.9424	11057675.7062	1091.00
506	TBC	3638490.2916	11057675.2729	1091.00
507	TBC	3638500.5685	11057684.3059	1091.00
508	TBC	3638500.5218	11057690.1673	1091.00
509	TBC	3638491.6479	11057700.3410	1091.10
510	TBC	3638511.6185	11057717.7601	1091.10
511	TBC	3638520.2247	11057707.8933	1091.30
512	TBC	3638529.9855	11057704.7172	1091.79
513	TBC	3638535.7566	11057706.0341	1092.02
514	TBC	3638565.2050	11057689.8146	0.00
515	TBC	3638589.3012	11057685.0733	0.00
516	BW	3638313.0911	11057545.2605	1083.60
517	BW	3638318.6784	11057538.8548	0.00
518	BW	3638312.2070	11057551.1241	1083.60
519	BW	3638320.6062	11057558.4502	1087.10
520	BW	3638330.7480	11057560.6615	1087.00
521	BW	3638412.3450	11057613.9197	1091.10
522	BW	3638404.1284	11057623.3398	1091.10
523	BW	3638367.0721	11057588.4596	1087.10
524	BW	3638355.2402	11057582.0246	1087.00
525	BW	3638339.6219	11057550.4878	1085.96
526	BW	3638339.1886	11057544.1386	1085.29
527	BW	3638381.4475	11057603.5586	1082.00
528	BW	3638375.1674	11057598.0789	1087.10
529	BW	3638384.1376	11057589.3161	1088.81
530	BW	3638364.1141	11057571.8509	1087.10
531	TBC	3638315.0846	11057798.3028	0.00
534	TBC	3638321.7298	11057799.8201	0.00
535	TBC	3638359.3815	11057829.4691	0.00
536	BW	3638256.4537	11057747.9799	0.00

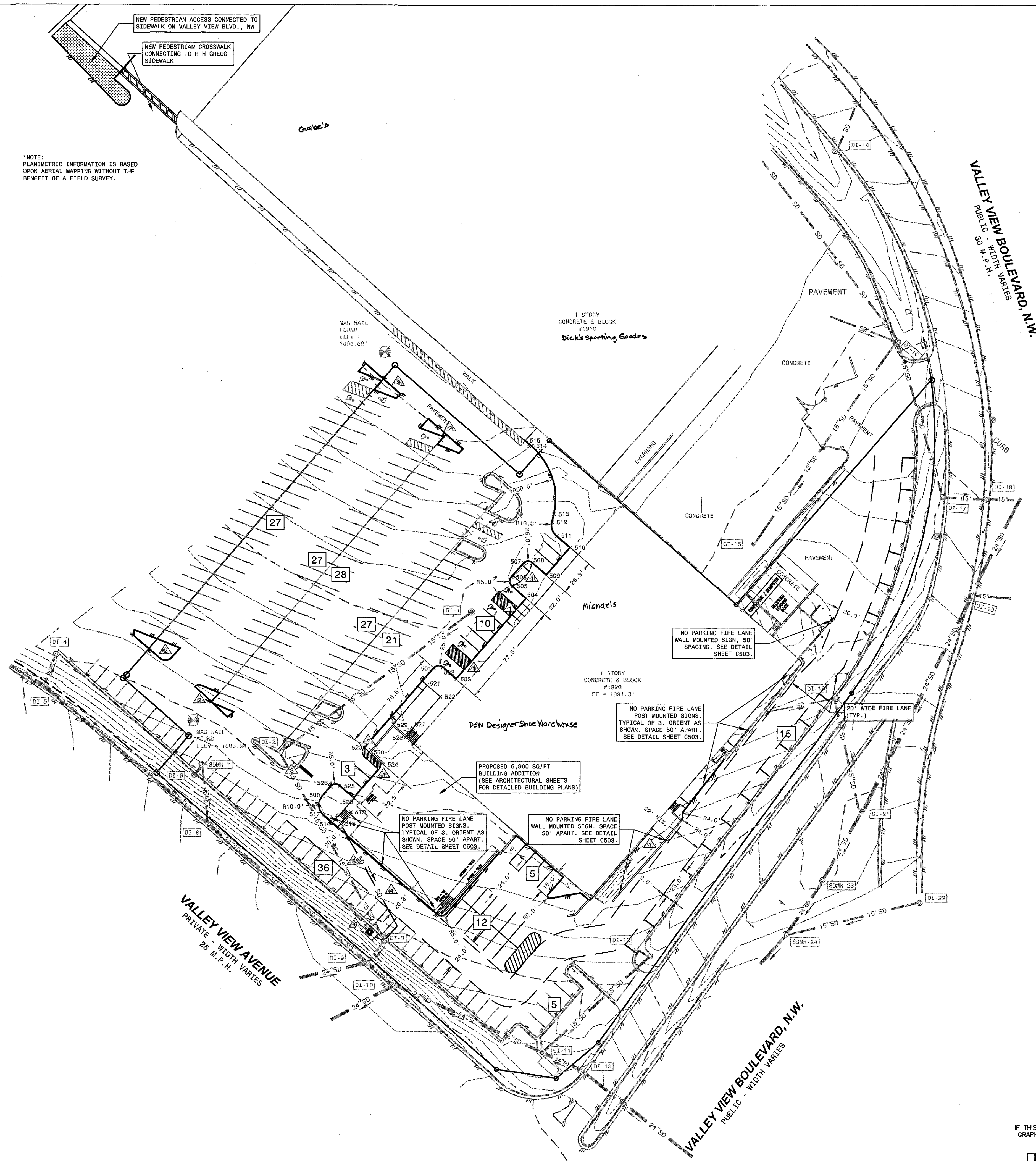
*NOTE:
PLANIMETRIC INFORMATION IS BASED
UPON AERIAL MAPPING WITHOUT THE
BENEFIT OF A FIELD SURVEY.

SITE STATISTICS:

POST-DEVELOPED LAND COVER CONDITION:
IMPERVIOUS SURFACE AREA: 143,022 SF
MANAGED TURF AREA: 20,448 SF
TREE CANOPY REQUIRED: 10%
TREE CANOPY PROVIDED: 10.6%
PARKING SPACE REQUIREMENT:
RETAIL SALES ESTABLISHMENT - 1 SPACE PER 250 SF RETAIL AREA
46,600 SF BUILDING: 187 SPACES REQUIRED
201 SPACES PROVIDED

SITE NOTES:

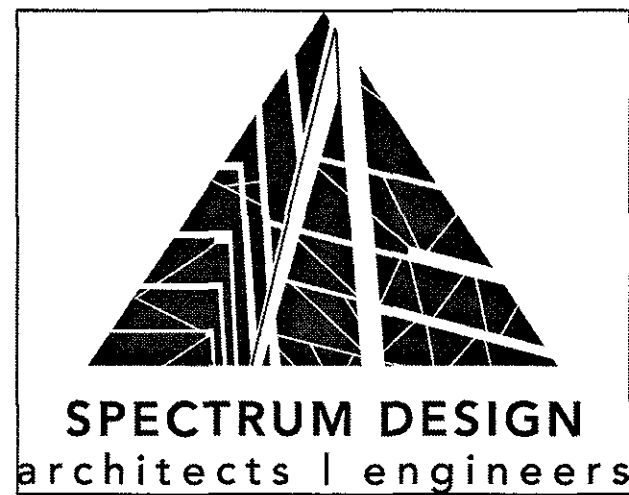
- CG -12 DETECTABLE WARNING SURFACE (SEE DETAIL SHEET C502)
- CONVERT STRIPED ISLAND TO LANDSCAPE ISLAND
- NEW STOP SIGN AND STOP BAR
- MAINTAIN EXISTING DRIVE AISLE WIDTH
- 8" ROOF DRAIN - TIE TO EXISTING STRUCTURE DI-3
- INSTALL NEW 10'X6' FILTERRA BIODRETENTION SYSTEM
STRUCTURE TOP - 1079.95'
TIE IN TO DI-3 - 1075.50'
(SEE DETAIL SHEET C502)
- INSTALL NEW LOADING DOCK AND RAMP. SEE ARCH. SHEETS AND
STRUCTURAL SHEET S101.



IF THIS DRAWING IS A REDUCTION
GRAPHIC SCALE MUST BE USED
SCALE: 1" = 30'
30' 0 30'

KEY PLAN

GENERAL NOTES



10 CHURCH AVE SE, PLAZA SUITE 1 ROANOKE, VIRGINIA 24011 540.342.6001

1920 VALLEY VIEW BLVD NW

COMMERCIAL BUILDING
UPGRADE

ROANOKE, VIRGINIA

STATE PROJECT NO. N/A

SPECTRUM DESIGN PROJECT NO.



DATE 3/29/2016

DESIGN ARCHITECT

PROJECT ARCHITECT

CHECKED BY

DRAWN BY

REVISIONS

BKS

JNL

AKS

NUMBER

DATE

SHEET TITLE

SITE LAYOUT
AND DIMENSIONAL PLAN

C101