

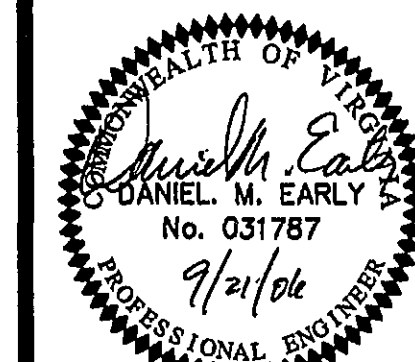
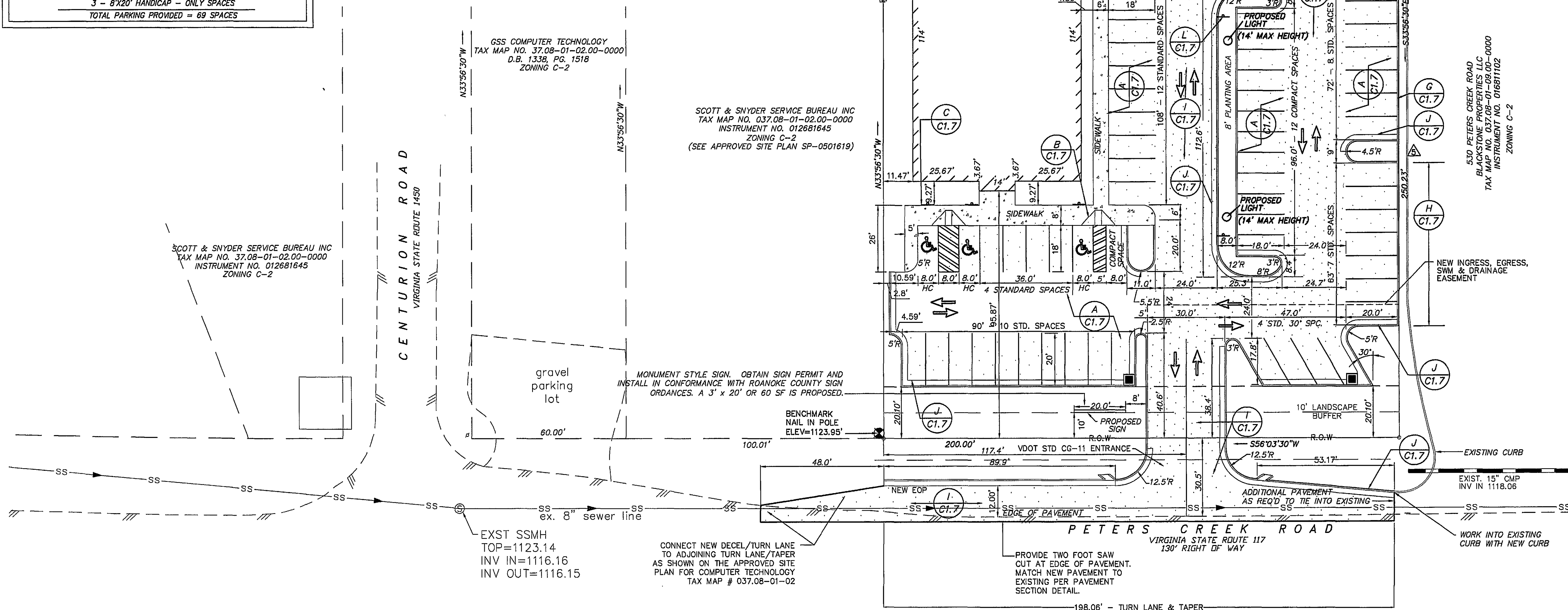
SITE SUMMARY
THE AREA OF THE SUBJECT SITE IS 1.140 ACRES. THE SUBJECT SITE IS CURRENTLY ZONED C2 PER ORDINANCE 022806-8 DATED FEBRUARY 28, 2006 AND IS OFFICIALLY DESCRIBED AS TAX PARCEL 037.08-01-01. PROPOSED USE IS A MEDICAL OFFICE ON THE FIRST FLOOR LEVEL AND INDOOR STORAGE ON THE 2,000 SF BASEMENT LEVEL.
MAXIMUM LOT COVERAGE AREA OF LOT = 49,658 SQ. FT. AREA OF COVERAGE = 37,343 SQ. FT. LOT COVERAGE = 75.2% < 90% MAX.
BUILDING COVERAGE AREA OF BUILDING = 7,341 SQ. FT. (2,000 SF BASEMENT BELOW) AREA OF LOT = 49,658 SQ. FT. BUILDING COVERAGE = 14.8% < 50% MAX.
BUILDING SETBACK REQUIREMENTS FRONT YARD SETBACK= 30', OR 20' WHEN ALL PARKING IS LOCATED BEHIND THE FRONT BUILDING LINE SIDE YARD SETBACK= NONE REAR YARD SETBACK= 15'
MAXIMUM HEIGHT OF BUILDING MAX. BUILDING HEIGHT FOR PRINCIPAL STRUCTURE ALLOWED = 45' HEIGHT OF PROPOSED STRUCTURE = 17'
PARKING SCHEDULE
PARKING REQUIRED 1 SPACE PER 200 SQ.FT OF MEDICAL OFFICE SPACE (7,341 SF) = 37 SPACES 1 SPACE PER 5,000 SQ.FT OF INDOOR STORAGE (2,000 SF) = 1 SPACE TOTAL PARKING REQUIRED = 38 SPACES
PARKING PROVIDED 53 - 9'x20' STANDARD AUTOMOBILE SPACES 13 - 8'x18' COMPACT AUTOMOBILE SPACES 3 - 8'x20' HANDICAP - ONLY SPACES TOTAL PARKING PROVIDED = 69 SPACES

GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OF EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- REFER TO SHEET C1.8 FOR VIRGINIA DEPARTMENT OF TRANSPORTATION NOTES AND TRAFFIC CONTROL PLAN.
- REFER TO SHEET C1.8 FOR THE STANDARD ROANOKE COUNTY LIGHTING NOTES.
- REFER TO SHEET C1.8 FOR THE STANDARD ROANOKE COUNTY SIGN REGULATION NOTES.
- REFER TO SHEET LS-1 FOR LANDSCAPING PLAN AND DETAILS.
- REFER TO THE BUILDING ELEVATIONS ON SHEET A4.1 OF THE ARCHITECTURAL DRAWINGS FOR DUMPSTER SCREENING DETAILS.

PHOTOMETRIC PLAN

AN AS BUILT PHOTOMETRIC PLAN IS REQUIRED TO BE SUBMITTED TO THE ROANOKE COUNTY PLANNING DEPARTMENT AT THE COMPLETION OF THE PROJECT.



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**VISTAR EYE CENTER
SITE PLAN
ROANOKE COUNTY, VIRGINIA**

DRAWN BY: KAL
DESIGNED BY: KAL
CHECKED BY: DME
DATE: 03/28/2006
SCALE: 1"=20'

REVISIONS		
REVISION	COMMENT	DATE
1	Added lower parking layout	5/05
2	Modified site summary	5/05
3	Modified general notes	5/05
4	Provided screening for HMC	5/05
5	Provided parking island	5/05
6	VOOT/Roa Co. Comments	6/06
7	AMENDED SITE PLAN	7/06
8	Per Review 1 Revised Comments	9/06

SHEET No.

C1.2

DIMENSIONAL PLAN

JOB No. 06005