

Drawing name: U:\00CVS\113001048-Roanoke-Towers\CAD\01048\_CDS\_1.dwg Site Layout (4) Aug 11, 2005 2:12pm by: ChrisBastic

GENERAL SITE NOTES

A. ALL CONSTRUCTION SHALL CONFORM WITH APPLICABLE STATE AND LOCAL CONSTRUCTION STANDARDS AS IDENTIFIED IN THESE PLANS. THE CONTRACTOR SHALL MAINTAIN A CURRENT RELEASE OF THE STATE AND LOCAL LAND DEVELOPMENT STANDARDS MANUAL ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.

B. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURB RADII GIVEN TO THE FACE OF CURB.

C. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

D. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" OF VIRGINIA @ 1-800-552-7001 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.

E. THE CONTRACTOR SHALL VERIFY DIMENSIONS AT JOBSITE.

F. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER VDOT AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.

G. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHOWN ON THE APPROVED PLANS FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL INSPECTION.

H. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING STORMWATER STRUCTURES. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING CONDITIONS DO NOT MATCH INFORMATION ON PLANS.

I. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

J. ALL WORK IN THE RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT FROM VDOT. CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS.

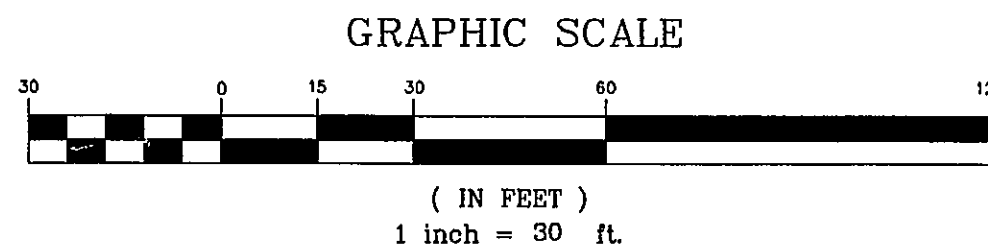
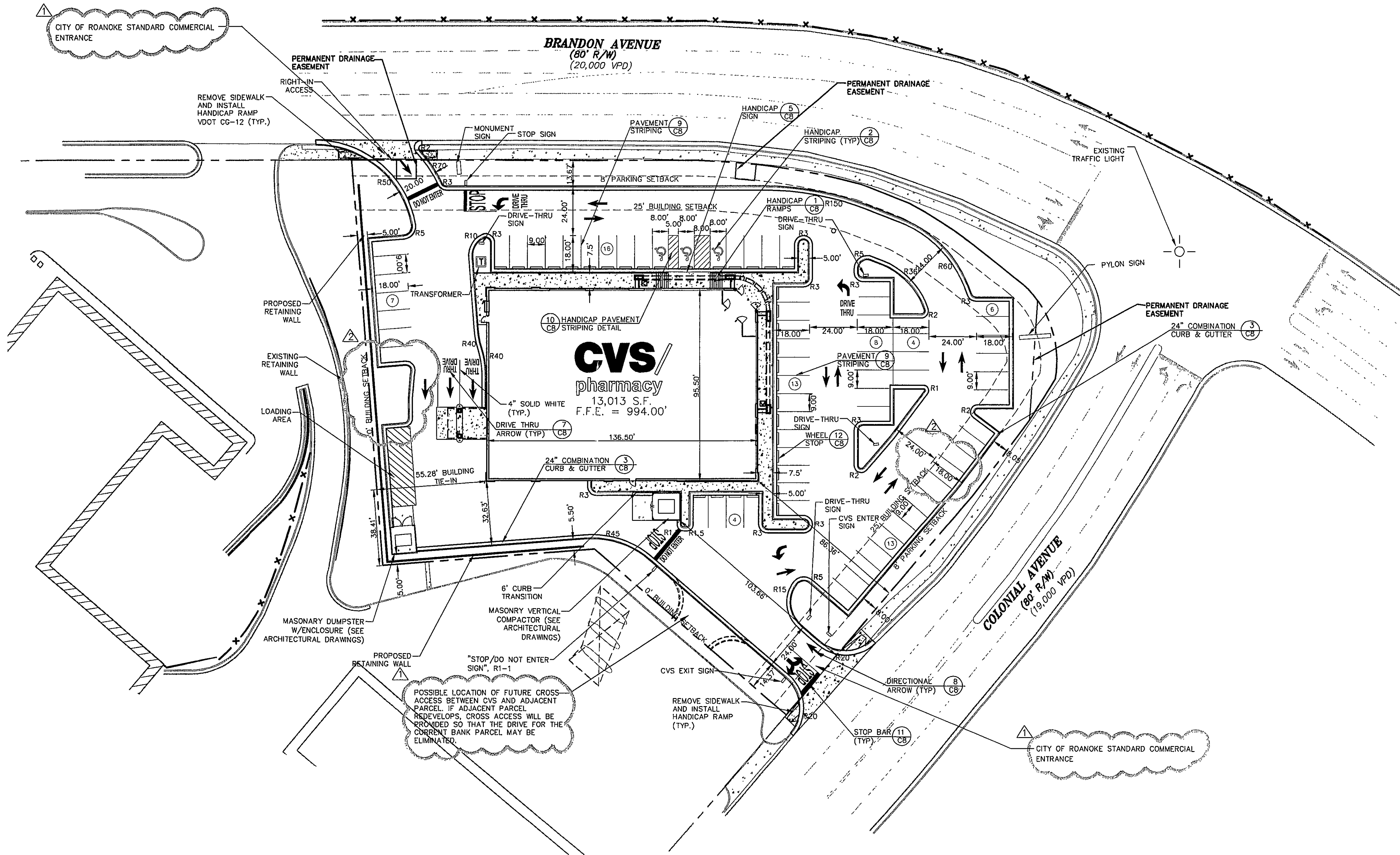
K. THE CONTRACTOR MUST OBTAIN A LAND USE PERMIT BEFORE CONSTRUCTION ON VDOT RIGHT-OF-WAY CAN BEGIN.

LEGEND

- |  |                                      |  |                               |
|--|--------------------------------------|--|-------------------------------|
|  | PROPOSED TRAFFIC SIGN                |  | PROPOSED CVS DIRECTIONAL SIGN |
|  | PAINTED TRAFFIC ARROW                |  | PROPOSED PARKING COUNT        |
|  | CONCRETE PAVEMENT/SIDEWALK           |  |                               |
|  | LIGHT POLE (SEE ARCHITECTURAL PLANS) |  |                               |

SITE PLAN STATISTICS

EXISTING USE:	TV STATION
PROPOSED USE:	DRUGSTORE W/ DRIVE THRU
SITE AREA:	1.55 ACRES
BUILDING AREA:	13,013 SQ. FT. (10,751 SQ. FT.-NET RETAIL; 2,676 SQ. FT. STORAGE)
PARKING REQ'D:	1 SPACE/200 SQ. FT. @ 10,751 SQ. FT. + 1 SPACE/400 SQ. FT. @ 2,676 = 61 SPACES
PARKING PROVIDED:	71 SPACES
HANDICAP SPACES PROVIDED:	3 W/ 1 VAN ACCESSIBLE
ZONING:	C-2 (GENERAL COMMERCIAL)
BUILDING HEIGHT MAXIMUM:	NO LIMIT
BUILDING HEIGHT PROPOSED:	30'±
LOT COVERAGE:	13,013 SQ. FT.
OPEN SPACE:	11,146 SQ. FT.
FAR:	0.19
FRONT STEPBCK:	25'
SIDE SETBACK:	0'
REAR SETBACK:	N/A (CORNER LOT)



ROANOKE, VA  
CVS STORE 3949



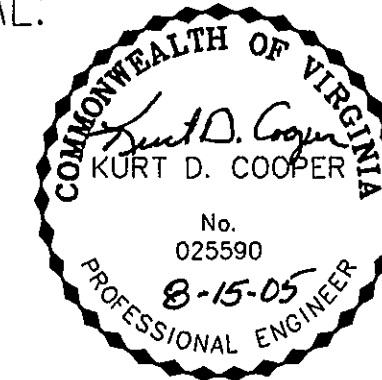
Kimley-Horn  
and Associates, Inc.

1500 FOREST AVENUE, SUITE 115  
RICHMOND, VIRGINIA 23229

CONSULTANT:

KIMLEY-HORN AND ASSOC.  
1500 FOREST AVENUE  
TEL (804) 673-3882  
FAX (804) 673-3980

SEAL:



**CVS/**  
**pharmacy**

13,013 S.F. PROTOTYPE  
STORE NUMBER: #3949

INTERSECTION OF  
BRANDON AVE & COLONIAL AVE.  
ROANOKE, VIRGINIA

OWNER/DEVELOPER:

THE REBKEE COMPANY  
1020 OLD BON AIR ROAD  
RICHMOND, VA 23235  
PHONE: (804) 560-0500  
FAX: (804) 560-0778

REVISIONS:

	CITY OF ROANOKE COMMENTS	6-27-05
	CITY OF ROANOKE COMMENTS	8-15-05

LAYOUT COORD:	COB
PLANNING MGR.	COB
DRAWING BY:	DHL
DATE:	05/09/05
JOB NUMBER:	113001048
TITLE:	SITE LAYOUT

SHEET NUMBER:

C4

COMMENTS: