

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	52.05'	40.98'	N65°43'55"E	39.93'	45°06'25"	21.62'
C2	999.43'	65.64'	S33°10'27"E	65.63'	3°45'47"	32.83'
C3	19.46'	12.17'	S13°12'14"E	11.98'	35°50'29"	6.29'

SPECIAL USE PERMIT PLANSET
CS-101 SITE PLAN
CV-101 EXISTING CONDITIONS
CG-101 GRADING AND DRAINAGE PLAN



NORTHERN 11,945 SF

RIGHT CHAMFER DRIVE-THRU

STORE NUMBER: 10746

SEMINOLE TRAIL & RIO ROAD (NWC)
ALBEMARLE COUNTY, VA.PROJECT TYPE: NEW STORE
DEAL TYPE: FFS

CS PROJECT NUMBER: 86047

ENGINEER:

Kimley»»Horn

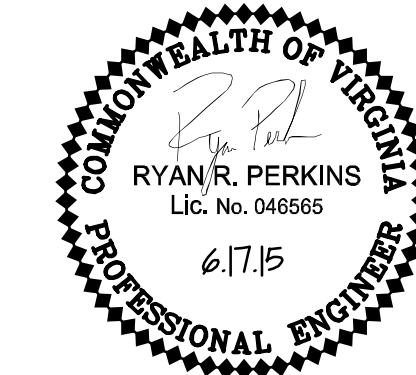
CONSULTANT:

KIMLEY-HORN
AND ASSOCIATES, INC.
1700 WILLOW LAWN DR,
SUITE 200
RICHMOND, VA 23230
TEL (804) 673-3882
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DEVELOPER:

THE REBKEE COMPANY
15871 CITY VIEW DRIVE,
SUITE 300
MIDLOTHIAN, VA 23113
TEL: (804) 419-0740
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SEAL:



REVISIONS:

DRAWING BY: RRF

DATE: JUNE 17, 2015

JOB NUMBER: 113001348

TITLE: _____

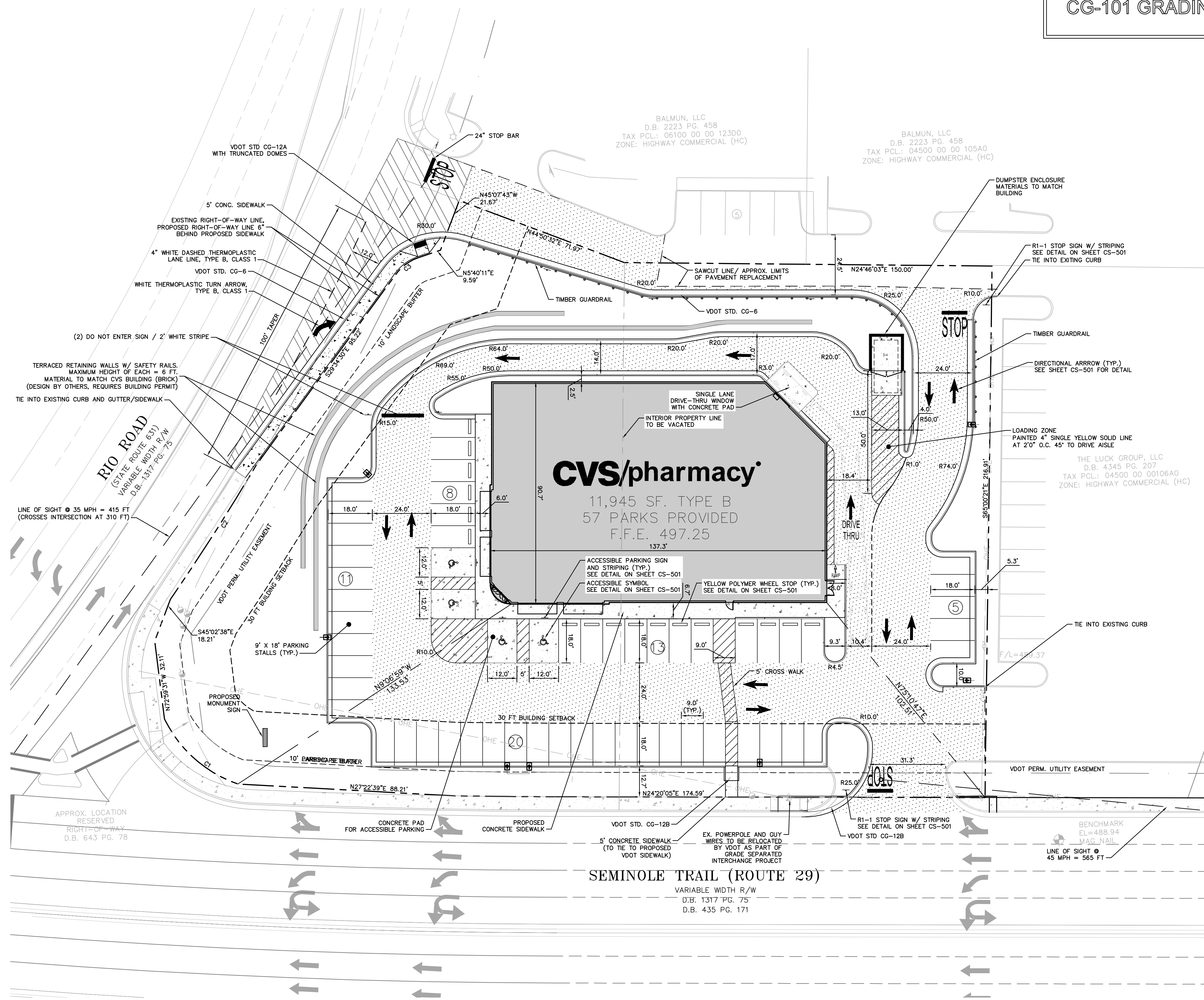
SITE PLAN

SHEET NUMBER:

CS-101

COMMENTS:

S.U.P.



PROJECT DATA

PROJECT:	CVS/PHARMACY STORE #10746
ADDRESS:	1700 & 1710 SEMINOLE TRAIL
MUNICIPALITY:	ALBEMARLE COUNTY
MAGISTERIAL DISTRICT:	RIO
PARCEL(S):	06100 00 00 123FO, 06100 00 00 123GO
EXISTING USE:	COMMERCIAL
PROPOSED USE:	CVS/PHARMACY WITH SINGLE DRIVE THRU (RETAIL)
EXISTING/ PROPOSED ZONING:	HC - HIGHWAY COMMERCIAL
SPECIAL USE PERMIT REQ'D:	DRIVE THRU
OVERLAY DISTRICT(S):	ENTRANCE CORRIDOR OVERLAY
SITE AREA:	1.632 ACRES PRIOR TO R/W DEDICATION 1.535 ACRES AFTER R/W DEDICATION
BUILDING AREA:	11,945 SF
OPEN SPACE CALCULATION:	0.421 ACRES, 27.4% OF SITE
IMPERVIOUS AREA:	1.115 ACRES, 72.6% OF SITE
PARKING REQUIRED:	67 SPACES (1 SPACE PER 100 SF RETAIL UP TO 5000 SF, 1 PER 200 SF BEYOND 5000 SF)
PARKING PROVIDED:	57 SPACES (EXCEPTION REQUIRED)
MINIMUM SETBACKS:	10 FT YARD ALONG R/W, 30 FT BUILDING
LOADING ZONE:	1 SPACE REQUIRED/ PROVIDED
HEIGHT LIMIT:	45 FEET
BUILDING HEIGHT:	30 FEET
FLOODPLAIN:	ZONE X (AREA OUTSIDE 500 YEAR FLOOD LEVEL) PER FEMA FIRM NUMBER 51003C0278 D, EFFECTIVE FEBRUARY 4, 2005
TOPOGRAPHY SOURCE:	ALTA SURVEY PROVIDED BY JENNING STEPHENSON, P.C. DATED DEC. 3, 2014

PAVEMENT HATCH LEGEND

	LIGHT DUTY ASPHALT (PARKING SPACES)
	HEAVY DUTY ASPHALT
	CONCRETE PAVEMENT
	RIO ROAD TURN LANE PAVEMENT

EXISTING CONDITIONS IN ROUTE 29 AND RIO ROAD REFLECT VDOTS GRADE SEPARATED INTERCHANGE IMPROVEMENTS (PROJECT # 0029-002-901) AS CONSTRUCTION WILL TAKE PLACE PRIOR TO THE COMMENCEMENT OF CVS CONSTRUCTION

