LOWE'S OF PRINCE GEORGE

Improving Home Improvement

117K SUPERWIDE

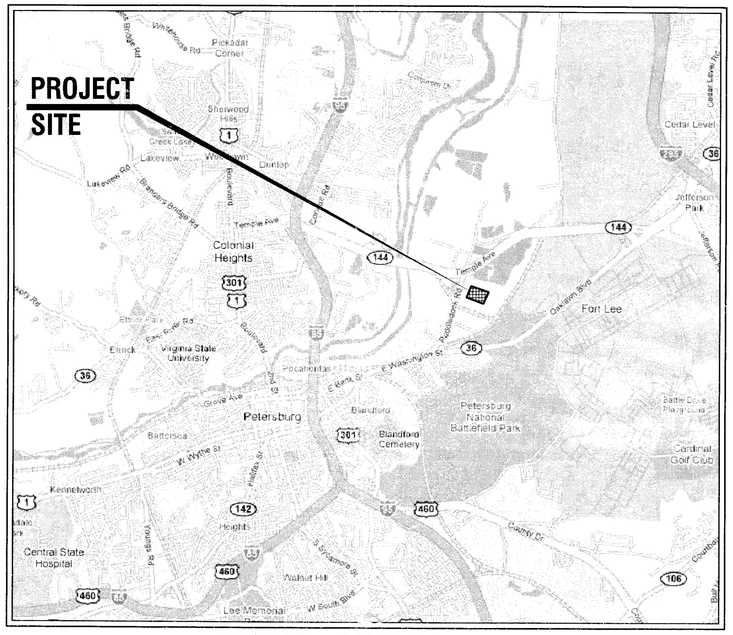
PRINCE GEORGE COUNTY, VA

LEGEND

DESCRIPTION	EXISTING	PROPOSED
FENCE		
5' OR 10' CONTOUR LINE	250	250
1' OR 2' CONTOUR LINE	202	202
SPOT ELEVATION	+197.96	202.00
DITCH OR SWALE		
PROPERTY LINE		
SILT FENCE		SF
EDGE OF PAVEMENT / SHOULDER		
CURB		
BUILDING		
STORM SEWER	ST	ST
SANITARY SEWER	S	S
WATER LINE	W	W
GAS LINE	UG	GAS
UNDERGROUND TELEPHONE	UT	
OVERHEAD TELEPHONE	OHW	
OVERHEAD ELECTRIC	OHW	
END SECTION		
CATCH BASIN	CB	
MANHOLE		
HYDRANT	HYD	
WATER VALVE/CONTROL VALVE	WV	
SIGN – SINGLE FACED		
GUIDE RAIL		
RIGHT–OF–WAY MONUMENT	MON.	
IRON ROD, PIN, OR PIPE	IPF	
BORING LOCATION	B-1	
CBR LOCATION	CBR-1	
TEST PIT	TP 4	TP
LIGHT POLE, LAMP POST		
POWER POLE / UTILITY POLE		
TREES, SHRUBS, BUSHES EDGE OF WOODS		XX–3 XX–5
FEDERAL WETLAND		

NOTE: SOME FEATURES IN THE LEGEND MAY NOT HAVE BEEN USED

LOCATION MAP



TAX MAP #:220(07)00-003-0

DECEMBER 14, 2007

LAST REVISED FEBRUARY 26, 2008

CIVIL/SITE PLANS

DRAWING INDEX

SHEET NO:	SHEET TITLE	LAST REVISED
T-101	TITLE SHEET & SHEET INDEX	02/26/2008
C-100	EXISTING CONDITIONS AND REMOVALS PLAN	02/26/2008
C-101	SITE LAYOUT PLAN	02/26/2008
C-102	SITE GRADING AND DRAINAGE PLAN	02/26/2008
C-103	SITE UTILITY PLAN	01/28/2008
C-104.1, C-104.2	UTILITY PROFILES	02/26/2008
C-105	EROSION & SEDIMENT CONTROL PLAN- PHASE I	01/28/2008
C-106	EROSION & SEDIMENT CONTROL PLAN- PHASE II	01/28/2008
C-107	EROSION & SEDIMENT CONTROL PLAN- PHASE III	01/28/2008
C-108.1, C-108.2	EROSION & SEDIMENT CONTROL - NOTES & DETAILS	01/28/2008
C-109	PRE & POST DEVELOPMENT DRAINAGE AREA MAPS	01/28/2008
C-110, C-111, C-112 , C-113, C-114	SITE DETAILS	02/26/2008
L-100	LANDSCAPE PLAN	02/26/2008
L-101	LANDSCAPE PLAN DETAILS	01/28/2008
SL-1, SL-2, SL-3	SITE LIGHTING PLAN	01/28/2008
C-801	WATER EXTENSION PLAN	12/14/2007

SITE STATISTICS

LOWE'S SITE - ±13.94 ACRES
50' ACCESS EASEMENT - ±0.70 ACRES
LOT SIZE - ±14.64 ACRES
ZONING: B-1 (GENERAL BUSINESS)
ZONING CASE ZM-04-005, APPROVED OCTOBER 26, 2004 WITH PROFFERED CONDITIONS
USE OF STRUCTURE: M (MERCANTILE)
TYPE OF CONSTRUCTION: (TYPE II)
SETBACKS

	REQUIRED	PROPOSED
FRONT	25'	255.3'±
SIDE	25'	76.9'±
REAR	25'	61.5'±

BUILDING AREA
NO BUILDING AREA LIMIT
PROPOSED - 26.7 % = 170,393 S.F. ±
BUILDING HEIGHT
MAXIMUM PERMITTED: 60'
PROPOSED: 52'±

BUILDING AREA	- 3.91 ACRES ±	= 26.7 % ±
PAVEMENT AREA	- 8.20 ACRES ±	= 56.0 % ±
GREEN/OPEN SPACE AREA	- 2.53 ACRES ±	= 17.3 % ±
TOTAL	14.64 ACRES±	=100.0%

PRINCE GEORGE COUNTY PARKING REQUIREMENTS

• STANDARD SPACES	= 518 SPACES
• HANDICAP SPACES	= 14 SPACES
TOTAL REQUIRED PARKING	= 532 SPACES

PARKING SPACES PROVIDED

• STANDARD SPACES	= 664 SPACES
• HANDICAP SPACES	= 18 SPACES
TOTAL PROVIDED PARKING	= 682 SPACES

COUNTY APPROVALS

DATE RECEIVED	DEVELOPMENT PLAN APPROVAL PRINCE GEORGE COUNTY, VA
	PLANNING/ZONING: Pamela Thompson 3/13/08
	BUILDING OFFICIAL: 3/13/08
	FIRE SERVICES:
	ENGINEER/UTILITIES: * See McBride 3-12-08
	HEALTH DEPARTMENT:
	VDOT, PETERSBURG RESIDENCY: 3-12-08
	POLICE DEPARTMENT: 3-12-08
	NOTES: * See note pg C-103

PROJECT APPLICANT & OWNER

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COMMONWEALTH OF VIRGINIA
CRAIG W. VAN DUSSEN
Cert. No. 001174
3-10-08
LANDSCAPE ARCHITECT