



**Planning Commission  
Agenda  
Wednesday, January 14, 2026, 6:30 PM**

Work Session, 5:30 PM, Council Chambers Conference Room, City Hall, 114 North Broad Street, Salem, Virginia 24153

Regular Session, 6:30 PM, Council Chambers, City Hall, 114 North Broad Street, Salem, Virginia 24153

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**WORK SESSION**

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1. Call to Order
2. New Business

Items on the January agenda

1. 101 Electric Road rezoning
2. Amendment of the PC bylaws

Items on the February agenda

None - Dalewood Avenue still pending

Discussion items

1. Report to PC regarding site plan and subdivision approvals
2. Agenda format

3. Adjournment

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**REGULAR SESSION**

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1. Call to Order
  - A. **Pledge of Allegiance**
  - B. **Roll Call**
2. Election of Officers
  - A. **Election of Chairman for 2026**
  - B. **Election of Vice-Chairman for 2026**

3. Consent Agenda

A. **Minutes**

Consider acceptance of the minutes from the December 10, 2025, work session and regular meeting.

4. Unfinished Business

A. **Amendment of the Planning Commission Bylaws**

Consider amending the bylaws of the Planning Commission to reflect the state code directed amendments regarding the designated agent, state code reference corrections, and clarification regarding the secretary and deputy secretary positions. (Continued from the December 10, 2025, meeting.)

5. New Business

A. **Amendment to the Zoning Ordinance**

Hold public hearing and consider the request of McDonald's Corporation, property owner, to rezone the property located at 101 Electric Road (Tax Map # 80 – 4 – 1) from HBD Highway Business District with condition to HBD Highway Business District.

6. Adjournment



**PLANNING COMMISSION  
MINUTES**

**Wednesday, December 10, 2025, at 6:30 PM**

Work Session, 5:30 PM, Council Chambers Conference Room, City Hall,  
114 North Broad Street, Salem, Virginia 24153

Regular Session, 6:30 PM, City Hall, 114 North Broad Street, Salem, Virginia 24153

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**WORK SESSION**

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**1. Call to Order**

A work session meeting of the Planning Commission of the City of Salem, Virginia, was held in the Council Chambers Conference Room, City Hall, 114 North Broad Street, at 5:30 p.m., on Wednesday, December 10, 2025, there being present the following members of said Commission, to wit: Denise P. King, Jackson Beamer, Mark Henrickson, and Nathan Routt, constituting a legal quorum, with Chair King, presiding; together with Christopher Dorsey, City Manager and Executive Secretary ex officio member of said Commission, Charles E. Van Allman Jr., Director of Community Development; Mary Ellen Wines, Planning & Zoning Administrator, Maxwell S. Dillon, Planner, and Haskell C. Brown, III, on behalf of Jim Guynn, City Attorney, Reid Garst was absent; and the following business was transacted:

Chair Denise King reported that this date, place, and time had been set in order for the Commission to hold a work session. The work session meeting was called to order at 5:30 p.m.

A discussion was held on the following items:

**2. New Business**

**A. Items for the December agenda**

1. 1000 Electric Road Rezoning
2. Amendment to the City Code
3. Amendment to the PC bylaws regarding Designated Agents

**B. Items from the January agenda**

1. 101 Electric Road rezoning

**3. Adjournment**

Chair King adjourned at 6:13 p.m.

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## REGULAR SESSION

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### 1. Call to Order

A regular meeting of the Planning Commission of the City of Salem, Virginia, was held in the Council Chambers, City Hall, 114 North Broad Street, at 6:30 p.m., on Wednesday, December 10, 2025, there being present the following members of said Commission, to wit: Denise P. King,, Jackson Beamer, Mark Henrickson, and Nathan Routt, constituting a legal quorum, with Chair King, presiding; together with Christopher Dorsey, City Manager and Executive Secretary ex officio member of said Commission, Charles E. Van Allman Jr., Director of Community Development; Mary Ellen Wines, Planning & Zoning Administrator, Maxwell S. Dillon, Planner, and Haskell C. Brown, III, on behalf of Jim Guynn, City Attorney, Reid Garst was absent, and the following business was transacted:

Chair King called the December meeting of the City of Salem Planning Commission to order at 6:30 p.m. Reporting that this date, place, and time had been set in order for the Commission to hold a public meeting.

#### A. Pledge of Allegiance

#### B. Roll call

Mr. Routt - Here  
Mr. Henrickson - Here  
Mr. Beamer - Here  
Mr. Garst - Absent  
Chair King – Here

### 2. Consent Agenda

#### A. Minutes

Chair King asked if there were any questions or comments from the Commission. Hearing none, Chair King accepted the minutes as presented.

### 3. New Business

#### A. Amendment to the Zoning Ordinance

Hold a public hearing to consider the request of Khalili LLC, property owner, and Jay Patel or Assigns, contract purchaser, to rezone the property located at 1000 Electric Road (Tax Map # 221-2-1) from RB Residential Business District to HBD Highway Business District to allow the installation of fuel tanks and a canopy for operation of a gasoline station.

Proper legal notice has been given and all adjoining property owners have been notified of said hearing.

Chair King invited the applicant to come forward to present information regarding the request and asked that all speakers state their name and address for the record.

Jay Patel, 216 Minnie Bell Lane, Vinton, Virginia 24179, introduced himself and stated that he intended to open a Circle K convenience store at the subject property. He referenced his prior experience developing and operating a Circle K Travel Plaza at Exit 109 off Interstate 81 in Radford, noting his involvement in demolition, environmental cleanup, and redevelopment of that site. Mr. Patel stated that the Electric Road property is currently vacant and that Circle K has approved the location. He further explained that the interior of the store would be fully remodeled.

Chair King clarified that although the site previously operated as a gas station, it had since been rezoned and grandfathered; therefore, rezoning was required to reinstate the use. Mr. Patel acknowledged this clarification and asked whether the Planning Commission had any questions.

Chair King asked if there were any questions from the Commission. Hearing none, she opened the public hearing at 6:34 p.m. and invited public comment. No members of the public came forward, and the public hearing was closed at 6:34 p.m.

On motion made by Mr. Henrickson, seconded by Mr. Beamer and duly carried, the Commission recommended to approve the rezoning from RB Residential Business District to HBD Highway Business District.

Roll call vote:

Mr. Routt - Aye  
Mr. Henrickson - Aye  
Mr. Beamer - Aye  
Mr. Garst - Absent  
Chair King - Aye

Chair King announced that the motion carried. She stated that the Planning Commission serves as a recommending and research body to City Council and that the request would be forwarded with a recommendation for approval. The applicant would be notified once the item was placed on the City Council agenda.

Mr. Patel inquired about the City Council hearing date, noting that he may be out of the country and asked whether an agent could appear on his behalf. Commission members confirmed that representation by an agent would be acceptable. Mr. Beamer asked about the anticipated opening timeline, and Mr. Patel estimated approximately eight months to allow for remodeling. Mr. Patel also stated that the Circle K would create approximately 15–20 jobs due to 24-hour operations.

Chair King reiterated that the request would proceed to City Council and that the applicant would be notified accordingly.

## **B. Amendment to the City Code**

Hold a public hearing to consider amending Chapter 66, Article I, in General, Section 66-11, Application of chapter to certain types of signs, Article IV, Permitted signs by use and district, Sections 66-105, Permitted signs and 66-107 Prohibited signs, and Article V, Definitions, Section 66-151 Definitions, of the CODE OF THE CITY OF SALEM, VIRGINIA pertaining to signs.

Proper legal notice has been given and all adjoining property owners have been notified of said hearing.

Mary Ellen Wines, 21 S. Bruffey Street, addressed the Commission and explained that the sign ordinance is a living document that requires updates to reflect changes in business practices. She noted the increased use of strip lighting, strand lighting, tube lighting, and bistro-style lighting throughout the city. Ms. Wines stated that downtown streetscape improvements include overhead lighting intended to preserve the unique character of the area, and therefore strip lighting should be prohibited in the downtown area. The proposed amendments would define strip lighting as white or clear lights only and permit their use exclusively in the HBD Highway Business District and BCD Business Commerce District. Multicolored string lights would be classified as holiday decorations and permitted only between November 15 and January 15. Ms. Wines further explained that strip lighting would not include residential easements as defined in the ordinance, ensuring that residential decorative lighting would not be in violation. All lighting would be required to remain static, with no blinking or movement. When used as signage, strip lighting would count toward allowable signage. In HBD and BCD districts, strip lighting placed in or around windows would be considered window signage and calculated accordingly, with one linear foot of strip lighting equaling one-half square foot of signage. Additionally, Ms. Wines stated that the amendments would define gas pump signs, noting that logos displayed on gas pumps had not previously been included in allowable sign area calculations. The proposed amendment would limit gas pump signage to a maximum of two square feet.

Chair King asked if there were any questions. Ms. Wines noted that two modifications had been made to the ordinance and were included in the agenda packet: (1) strip lighting would be allowed only between November 15 and January 15 for holiday decorations, while other holiday decorations would still be permitted at other times; and (2) strip lighting would not be considered a sign when used on residential structure types.

Chair King open the public hearing at 6:41 p.m.

Dr. Joe Foley, 302 Academy Street, requested clarification regarding the use of strip lighting for holidays such as Halloween.

Ms. Wines responded that strip lighting would not be permitted for those holidays.

Dr. Foley also asked about lighting on a Festivus pole.

Ms. Wines clarified that if the pole were located at a residence, the lighting would be permitted.

No additional public comments were offered. Chair King closed the public hearing at 6:42 p.m. and noted for the record that no written correspondence had been received, which Ms. Wines confirmed.

On motion made by Mr. Routt, seconded by Mr. Henrickson, and duly carried the Commission recommended to approve the amendment to Chapter 66 as presented with 2 modifications. 1) Section 66-11(H)(4) – Holiday and other temporary seasonal decorations (strip lighting allowed only from November 15 through January 15). 2) Section 66-155(A) – the definition of strip lighting to read “Lights in a strip used to outline any portion of a structure other than a structure that is used lawfully as a residential use type defined in section 106-602.3.”

Roll call vote:

Mr. Routt - Aye  
Mr. Henrickson - Aye  
Mr. Beamer - Aye  
Mr. Garst – Absent  
Chair King - Aye

Chair King stated that the amendment was approved and will go to City Council.

**C. Amendment to the PC bylaws regarding Designated Agents**

Consider the Amendment to the PC bylaws regarding Designated Agents. Introduce the proposal to amend Article 2.D. Agents shall serve at the request of the Commission and shall be the City Manager and ~~the Director of Community Development~~ his or her designee.

Chair King stated the 3<sup>rd</sup> item of the agenda is a potential amendment to the PC bylaws and the Commission has learned of some additional information. She entertained a motion to continue to the January 14<sup>th</sup> meeting.

On motion made by Mr. Henrickson, seconded by Mr. Routt, and duly carried, the Commission continued the amendment to the Planning Commission bylaws until the January 14, 2026, meeting.

Roll call vote:

Mr. Routt - Aye  
Mr. Henrickson - Aye  
Mr. Beamer - Aye  
Mr. Garst - Absent  
Chair King - Aye

**4. Adjournment**

Chair King asked if there was any additional business for the Planning Commission. There being no further business, Chair King adjourned the meeting at 6:44 p.m.



Item #: 4.A.

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF SALEM, VIRGINIA HELD AT CITY HALL

**MEETING DATE:** January 14, 2026

**AGENDA ITEM:** **Amendment of the Planning Commission Bylaws**  
Consider amending the bylaws of the Planning Commission to reflect the state code directed amendments regarding the designated agent, state code reference corrections, and clarification regarding the secretary and deputy secretary positions. (Continued from the December 10, 2025, meeting.)

**SUBMITTED BY:** Mary Ellen Wines, Planning & Zoning Administrator

**SUMMARY OF INFORMATION:**

As a result of the recent state code changes to subdivisions, City Council adopted revisions to Chapter 78, Subdivisions, of the Code of the City of Salem. Included in those changes was the appointment of the designated agents for the subdivision ordinance. As such, the by-laws need to be amended to reflect that change, which states that the designated agent shall be the City Manager and his or her designee. Also included in this amendment are corrections to state code references.

**FISCAL IMPACT:**

**STAFF RECOMMENDATION:**

Staff recommends approval of the by-law amendment.

**ATTACHMENTS:**

1. Bylaws adopted January 2022 - proposed update January 2026

BYLAWS OF THE  
CITY OF SALEM PLANNING COMMISSION

Mission Statement/Objective: To promote the orderly development of the City of Salem by providing technical assistance and direction to the Council of the City of Salem and its citizens to accomplish the objectives of the Code of Virginia and the Ordinances of the City of Salem in reference to subdivision and zoning matters as established by §15.2-2200 of the Code of Virginia and The City of Salem Subdivision and Zoning Ordinances, in force on the date hereof, and as may from time to time be lawfully amended.

ARTICLE 1: MEMBERSHIP

- A. The Planning Commission of the City of Salem, hereafter known as the Commission, will consist of five members, appointed by the City of Salem City Council, hereafter known as City Council, all of whom shall be residents of the City of Salem, and qualified by knowledge and experience to make responsible decisions on questions of growth and development.
- B. Terms of the Commission shall be four years as set out in Section ~~15.1-437~~ **15.2-2212** of the Code of Virginia, 1950, as amended.
- C. Any vacancy in membership shall be filled by appointment of the City Council and shall be for the unexpired portion of the term.
- D. Any member of the Commission shall be eligible for re-appointment.
- E. Any member of the Commission may be removed from office by the City Council for neglect of duty and malfeasance in office.
- F. The City Council may provide for compensation to Commission members for their services, reimbursement for actual expenses incurred, or both.

ARTICLE 2: OFFICERS

- A. A Chairman and Vice-Chairman shall be elected by the Commission annually from the voting members and shall be members of the Commission. Their terms shall be for (1) one year.
- B. The Commission shall, at its first meeting in January of each year, elect one of its members as chairman, who shall preside at such meeting and all other meetings during which elected, if present. At the same meeting in January, a vice-chairman who shall, if so elected, preside at meetings in the absence of the chairman and may discharge any other duty of the chairman during his absence or disability. Nominations shall be made from the floor, with the election immediately thereafter. A nominee receiving three or more votes shall be declared elected.

- C. An Executive Secretary shall serve at the request of the Commission and shall be the City Manager of the City of Salem. A Deputy Executive Secretary shall also serve and shall be the Assistant City Manager. Alternate secretary or secretaries may be appointed by the Commission as deemed necessary. Their terms shall be for (1) one year.
- D. Agents shall serve at the request of the Commission and shall be the City Manager and ~~the Director of Community Development his or her designee.~~
- E. All officers may succeed themselves.
- F. Should the Chairman and Vice-chairman be absent at any meeting, the Commission shall elect a temporary Chairman to serve at the meeting.

ARTICLE 3: DUTIES OF OFFICERS AND COMMISSION MEMBERS

- A. The chairman shall:
  1. Preside at all meetings.
  2. Appoint all committees deemed advisable with the aid of the Commission.
  3. Rule on all procedural questions (subject to a reversal by vote of two-thirds of the members present.)
  4. Certify the Commission's review of documents, minutes, plans, maps, etc. brought before the Commission for official action or recommendation.
  5. Have authority to call special meetings as he/she deems necessary.
  6. Carry out other duties as assigned by the Commission.
- B. The Vice-Chairman shall act in the absence, resignation or inability of the Chairman with full powers of the Chairman. If the position of Chairman shall become vacant, the Vice-Chairman will assume his/her duties. A Vice-chairman shall then be elected by a majority vote at the next regular meeting following the Vice-chairman's last regular meeting.
- C. The secretary shall:
  1. Record attendance at all Commission meetings.
  2. Record the minutes at all Commission meetings.
  3. Certify all minutes as true and correct copies after approval by the Commission.
  4. Notify all members of all meetings.
  5. Maintain a file of all official Commission records and reports
  6. Certify all maps, records, recommendations and reports of the Commission.
  7. Give notice and be responsible for publishing public hearings and public meetings.
  - ~~8. Serve as Subdivision Agent for the Commission.~~
  9. **8.** If the office of Secretary should become vacant, the Deputy shall become secretary.

- D. The duties of the Commission shall be established by law, or as lawfully delegated by the City Council.

#### ARTICLE 4: MEETINGS

- A. Regular Meetings of the Commission shall take place on the Wednesday following the first regularly scheduled City Council meeting of the month at 6:30 PM in Council Chambers in the City Hall building located at 114 North Broad Street, provided that upon a decision of the Commission, an adjourned meeting/or the regularly scheduled location is unavailable, may be held at any other place in the city and shall be the duty of the secretary to give timely notice thereof to all members and notify the news media. If there are no items on the agenda, the meeting may be canceled at the request of the secretary/chairman.
- B. Work Session Meetings will take place on the day of the regularly scheduled Planning Commission Meeting in an official meeting room as designated by the Commission.
- C. Special Meetings of the Commission may be called at any time by the Chairman or by two members upon written request to the secretary. The secretary shall mail to all members, at least five days in advance of a special meeting, a written notice fixing the time and place of the meeting and the purpose thereof. Written notice of a special meeting is not required if the time of the special meeting has been fixed at a regular meeting, or if all members are present at the special meeting, or file a written waiver of notice.
  - 1. The business to be discussed shall be stated in the call for such meeting.
  - 2. No other business shall be discussed or acted upon.
  - 3. Given notice is not required if the time of the special meeting has been fixed at a regular meeting.
  - 4. If special meeting is at regular meeting, then any business may be transacted that would have been at the regular meeting.
- D. Quorum of the Commission shall constitute a majority of the membership and no action of the Commission shall be valid unless authorized by a majority of those present.
- E. The secretary shall prepare and make available to each member of the Commission a detailed agenda by Friday on the week preceding the regular meeting of the Commission. The Commission may depart from the agenda with the consent of the Chairman or by a majority vote of the members present.
  - 1. Proposals as to zoning or subdivision requests shall be submitted in writing with an illustrative map, and the petitioner shall state if it, he or she is the owner of the property in question or its, his or her authorized agent. Any person may appear before the Commission in person or through an agent.

- F. All meetings shall be open to the public provided, however, that closed executive sessions or closed regular or special meetings may be held in accordance with State law. The usual order of business at regular meetings shall be as follows:
1. roll call;
  2. correction and/or approval of the meetings of the previous meeting;
  3. unfinished business;
  4. new business; and
  5. reports of the committees.
  6. The chairman may modify the usual order of business to promote the efficient management of the meeting and for the convenience of the citizens or interested parties that may attend.
  7. Any advertised public hearing shall be considered a special order of business at the time set for such hearing and shall supplant any matter on the agenda except the approval of the minutes.
  8. Any matter not disposed of at a meeting shall be included on the agenda of the next regular meeting unless another future meeting date has been selected by the Commission.
- G. The Commission may, from time to time, adopt rules and regulations for filing, scheduling, and preparing petitions and requests for hearing before the Commission.

#### ARTICLE 5: PARLIMENTARY PROCEDURE

- A. The deliberations of the Commission, unless otherwise provided by statute or these bylaws, shall be guided by Robert's Rules of Order.
1. Any member of the Commission may introduce a motion.
  2. Appeal may be taken by any member from a ruling of the chair.
  3. A majority vote of those members present shall determine any appeal.
  4. Any motion to close debate shall require approval by a majority vote of the members present.

#### ARTICLE 6: ACTION ON COMPREHESIVE PLAN

- A. The adoption of the comprehensive plan or of any part, amendment, extension or addition shall be by the resolution of the Commission, carried by the affirmative votes of not less than a majority of the entire membership of the Commission.
- B. The resolution shall refer expressly to maps and other descriptive matter intended by the Commission to form the whole or part of the plan and the action as taken shall be recorded on the map and plan and descriptive matters by the identifying signature of the Chairman and Agent of the Commission. An attested copy of the plan or plan thereof as adopted and approved shall be certified to the City Council and all administrative agencies affected by the plan.
- C. Before the adoption of the plan or any such part, amendment, extension, or addition, the Commission shall hold at least one public hearing thereon, after notice has been given with State law.

## ARTICLE 7: CONFORMITY WITH EXISTING CODE

The Commission will act within the provisions of the Ordinances of the City of Salem; Title ~~15.1, Chapter 11~~ **15.2, Chapter 22**, of the Code of Virginia, 1950 as amended, and other State and Federal laws and regulations as applicable.

## ARTICLE 8: AMENDMENTS

These ~~rules~~ **bylaws** may be amended, within the limits allowed by law, at any time by an affirmative vote of not less than two-thirds of the members of the Commission, provided that such amendment is presented in writing at a special or regular meeting preceding the meeting at which the vote is taken.



Item #: 5.A.

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF SALEM, VIRGINIA HELD AT CITY HALL

**MEETING DATE:** January 14, 2026

**AGENDA ITEM:** **Amendment to the Zoning Ordinance**  
Hold public hearing and consider the request of McDonald's Corporation, property owner, to rezone the property located at 101 Electric Road (Tax Map # 80 – 4 – 1) from HBD Highway Business District with condition to HBD Highway Business District.

**SUBMITTED BY:** Mary Ellen Wines, Planning & Zoning Administrator

**SUMMARY OF INFORMATION:**

According to Section 106-522.7 - Amendments of conditions, any request to amend conditions that were voluntarily proffered and accepted by Council shall be considered a new amendment to the zoning ordinance and shall be reviewed pursuant to the provisions of Section 106-520.

Section 106-520.1(A) states the Commission shall study proposals to determine:

1. Whether the proposed amendment conforms to the general guidelines and policies contained in the city's comprehensive plan.
2. The relationship of the proposed amendment to the purposes of the general planning program of the city, with appropriate consideration as to whether the change will further the purposes of this chapter and the general welfare of the entire community.
3. The need and justification for the change.
4. When pertaining to a change in the district classification of property, the effect of the change, if any, on the property, surrounding property, and on public services and facilities. In addition, the Commission shall consider the appropriateness of the property for the proposed change as related to the purposes set forth at the beginning of each district classification.

**Parcel information:**

Zoning: HBD Highway Business District (with condition)

Land Use Plan Designation: Commercial

Existing Use: Restaurant

Proposed Use: Restaurant (remove condition)

The subject property (101 Electric Road) consists of a 1.152-acre tract of land which currently sits within the HBD Highway Business District zoning designation. In 1986, during a previous rezoning, a condition was placed on the property requiring construction to be in accordance with the site plan as presented, likely due to the anxiety surrounding the ultimate redevelopment of the Lakeside area. The property owner is now seeking to demolish the structure, update the site layout, and rebuild a new restaurant. As a result, the applicant is requesting to remove that previous condition (HBD Highway Business District with condition to HBD Highway Business District). A site plan for the proposed redevelopment has already been submitted to the City and is in the standard review process; however, site plan approval will not be issued unless the existing condition is removed.

The Future Land Use Map (FLUM) identifies this area as Commercial which is consistent with the proposed future utilization of the property.

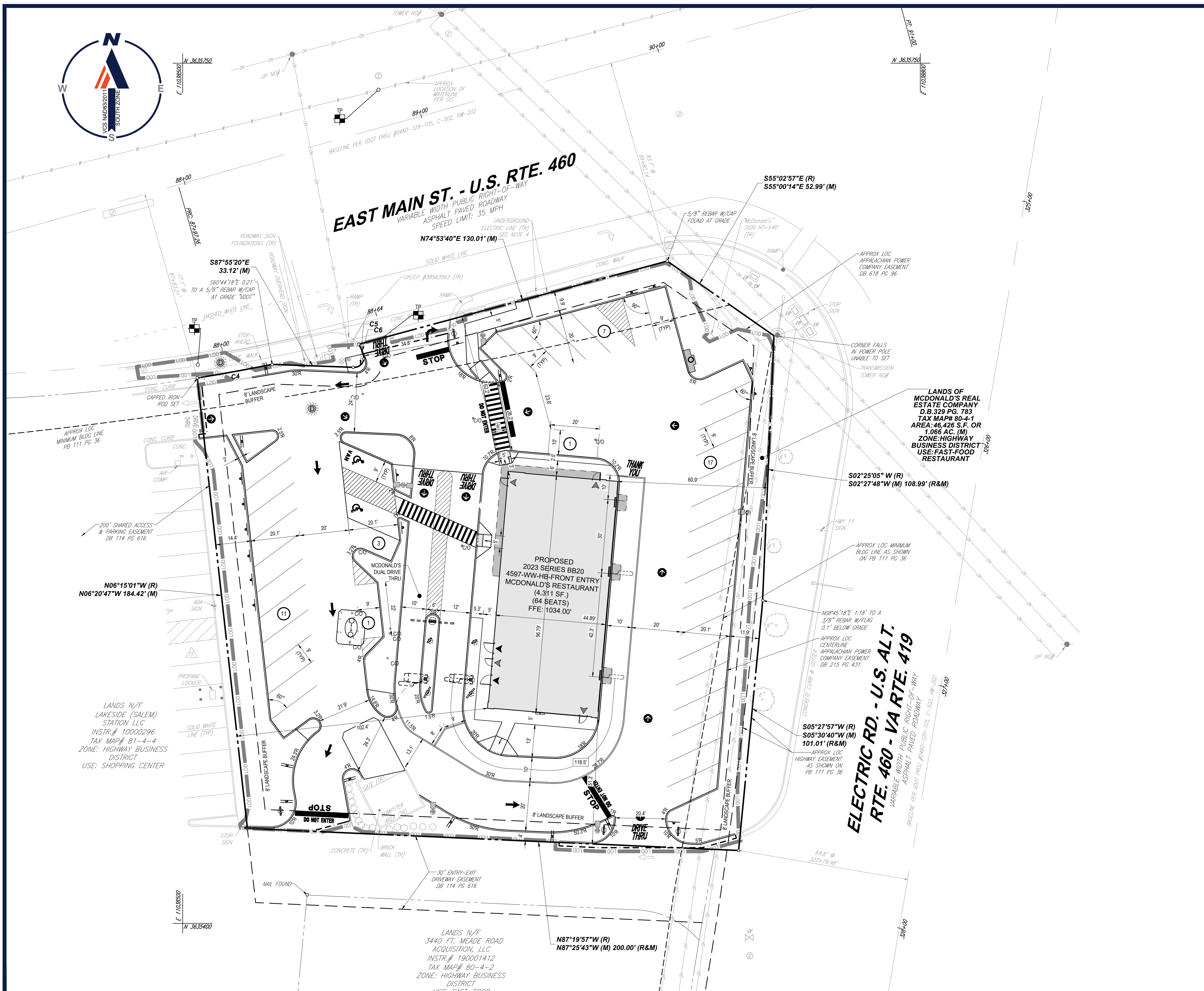
**FISCAL IMPACT:**

**STAFF RECOMMENDATION:**

Staff recommends approval of the request.

**ATTACHMENTS:**

1. Concept Plan
2. Elevations
3. Rezoning Application
4. Survey with Legal Description



ZONING TABLE			
ZONE: HBD - HIGHWAY BUSINESS DISTRICT USE: FAST-FOOD RESTAURANT W/ DRIVE-THRU PARCEL ID: 80-4-1			
APPLICANT/ OWNER INFORMATION			
APPLICANT:	MCDONALD'S USA, LLC 110 N CARPENTER STREET CHICAGO, IL 60607		
PROPERTY OWNER:	MCDONALD'S USA, LLC 110 N CARPENTER STREET CHICAGO, IL 60607		
BULK REQUIREMENTS			
ITEM	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	NOT SPECIFIED	46,426 SF (1,066 AC)	NO CHANGE
MIN LOT WIDTH	NOT SPECIFIED	180'	NO CHANGE
MIN LOT DEPTH	NOT SPECIFIED	210'	NO CHANGE
MIN BUILDING SETBACKS			
FRONT SETBACK	55.0' FROM CENTERLINE OF E MAIN STREET	48.7'	62.2'
SIDE SETBACK	NOT SPECIFIED	65.6' (EAST) 67.4' (WEST)	60.9' (EAST) 102.4' (WEST)
REAR REAR SETBACK	NOT SPECIFIED	85.0'	51.3'
MAX PERMITTED HEIGHT	80.0' FROM GRADE	18.0'	19.0'
BUFFER REQUIREMENTS			
MIN FRONT BUFFER	8.0'	0'	3.2' **
MIN SIDE BUFFER	8.0'	5.25' (EAST) 4.65' (WEST)	7.6' (EAST) ** 14.4' (WEST)
MIN REAR BUFFER	8.0'	4.55'	4.0' **
PARKING REQUIREMENTS			
MIN STALL SIZE (60')	9' x 19.8' *	9' x 18.5'	9' x 20.1'
MIN ADA STALL SIZE	8' x 19.8' *	9' x 18.5'	9' x 20.1'
MIN AISLE WIDTH (60')	18' (ONE-WAY)	18.5'	20.0'
MIN NUMBER OF SPACES	1 SPACE / 4 SEATS + 1 SPACE / EMPLOYEE ON SHIFT = (64/4) + 15 = 31	48 STALLS	40 STALLS
MIN NUMBER OF ADA SPACES	2 STALLS	2 STALLS	2 STALLS

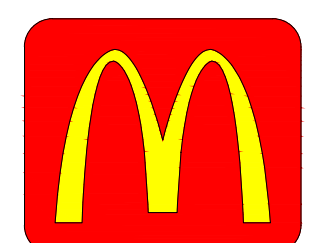
\* WHEN ADJACENT TO LANDSCAPED AREA  
\*\* 8' LANDSCAPE STRIP CANNOT BE ACHIEVED DUE TO SITE CONSTRAINTS. ALTERNATE LANDSCAPE PLAN PROVIDED. SEE SHEET L-101.

**BOHLER**™

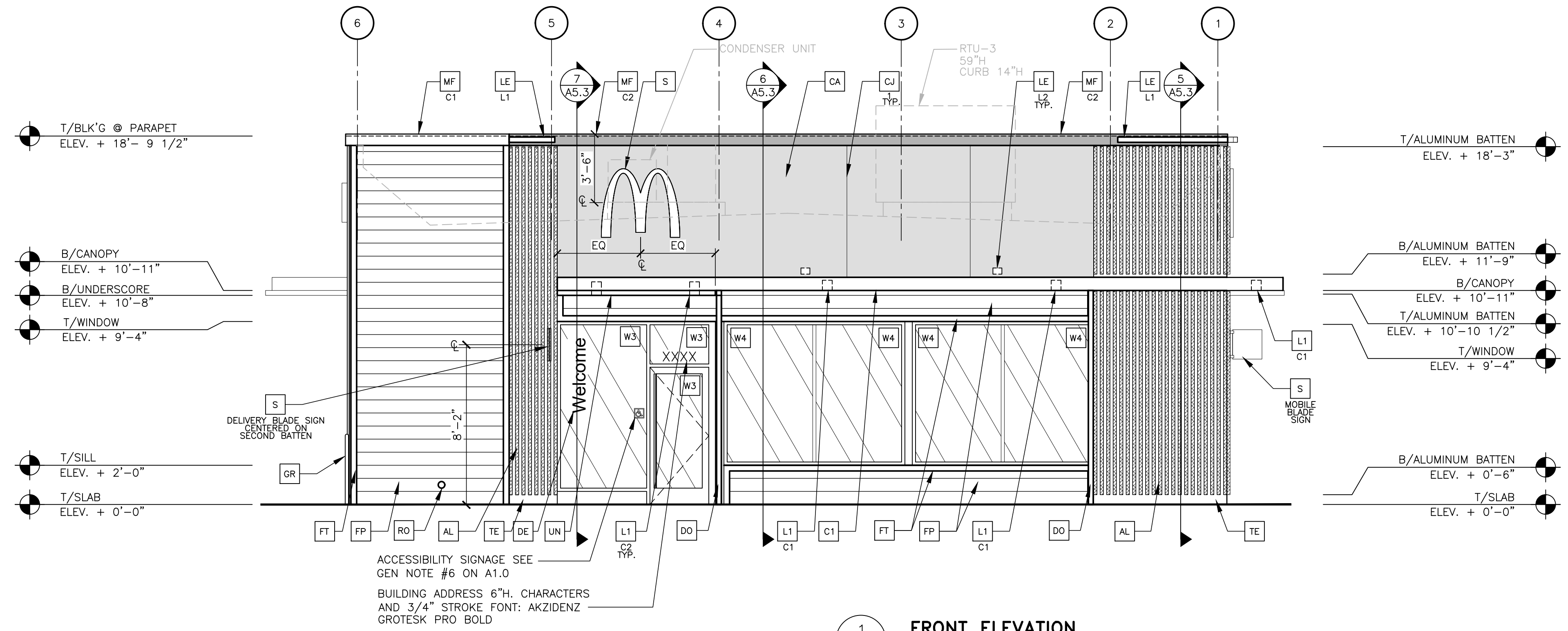
9100 ARBORETUM PKWY, SUITE 140  
RICHMOND, VIRGINIA 23236  
Phone: (804) 893-8200

VA@BohlerEng.com

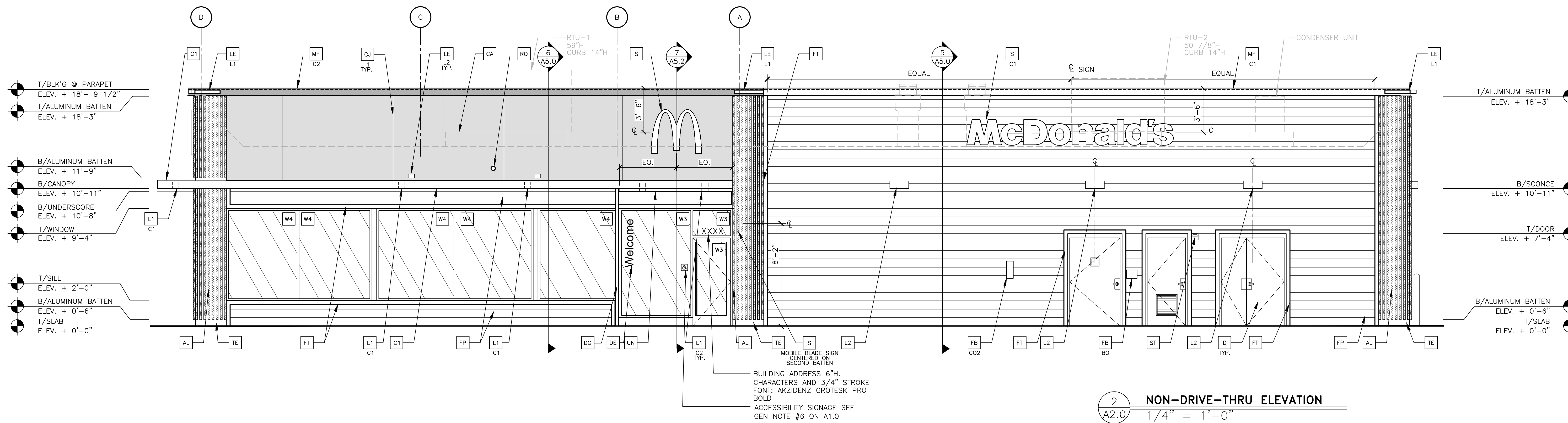
# MCDONALD'S ELECTRIC ROAD CONCEPTUAL PLAN



101 ELECTRIC ROAD SALEM, VIRGINIA 24153



1 FRONT ELEVATION  
A2.0 1/4" = 1'-0"



2 NON-DRIVE-THRU ELEVATION  
A2.0 1/4" = 1'-0"

**KEY NOTES:**

- AL ALUMINUM BATTEN SYSTEM  
SIZE: 2"x2" PROFILE  
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH  
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB,  
GROUP 1, HDO BOTH FACES, APA TRADEMARKED.  
COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH  
SIDES AND ALL EDGES PRIOR TO INSTALLATION.  
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- CA CITADEL ACM WALL PANELS  
COLOR: UMBRA GRAY
- C1 ALUMINUM CANOPY SYSTEM  
COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM  
COLOR: RAL 7022
- CJ CONTROL JOINT  
1-TYPE: 1 = ACM WALL PANELS
- D HOLLOW METAL DOOR  
PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- DE DECAL BY GRAPHICS SUPPLIER  
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.  
SUPPLIERS:  
VOMELA (865) 330-7337, ann.bowen@vomela.com  
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- DO DOWNSPOUT  
3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER  
COLOR: RAL 7022  
COORDINATE WITH CIVIL TO TIE INTO STORM DRAINAGE
- EJ EXPANSION JOINT. SEE DETAIL 7/A4.1
- FB CO2 = BULK CO2 FILL BOX (EQM SCHEDULE ITEM 48.00)  
BO = BULK OIL FILL BOX (EQM SCHEDULE ITEM 700.18)
- FR FIBER CEMENT LAP SIDING: SMOOTH HARDI-BOARD PLANK BY JAMES HARDIE, 8-1/4"  
WIDTH, 7" EXPOSURE, H25  
COLOR SCHEME STEEL - PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- FT FIBER CEMENT TRIM: HARDIE TRIM BOARDS 4/4 SMOOTH,  
3 1/2" WIDTH, 3/4" THICK, H25  
COLOR SCHEME STEEL - PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- GR GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH  
PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL  
C1-COLOR:  
C1= WHITE  
C2= GOLD
- L2 RADIAL SCENCE LIGHT FIXTURE - SEE ELECTRICAL  
COLOR: PLATINUM SILVER
- LE ACCENT LIGHTING - SEE ELECTRICAL  
L1-LED LIGHT,  
L1 = SUN LED (DOWN ONLY)  
L2 = UP ONLY FLOOD FIXTURE
- MF PRE-FAB ANCHOR-TITE METAL FASCIA  
C1-COLOR:  
C1= WEATHERED ZINC  
C2= RAL 7022
- PB PIPE BOLLARD - USA 310-SD BASTION  
PAINT RAL 7022
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.  
C1-COLOR:  
C1= WEATHERED ZINC RACEWAY  
C2= RAL 7022 RACEWAY
- ST CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS  
FOR SPECIFICATION.
- TE TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE  
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- UN METAL UNDERSCORE  
COLOR: GOLD
- W# EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS  
COLOR: DARK BRONZE  
SEE SHEET A6.0
- W2 DRIVE-THRU WINDOW BY READY ACCESS  
MODEL: 800 SERIES, 36" SERVICE HEIGHT WITH TRANSMOM, MANUAL  
OPEN, ELECTRONIC RELEASE  
COLOR: DEEP BRONZE  
SLIDE DIRECTION: RL = RIGHT TO LEFT  
LR = LEFT TO RIGHT

DATE: .....

REV DATE DESCRIPTION

PREPARED BY: **AECOM** Technical Services, Inc.  
300 Broadacres Drive, Suite 250  
Bloomfield, NJ 07003  
973.883.8570 fax 973.883.8501  
http://www.aecom.com

PREPARED FOR: **McDonald's USA, LLC**  
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the contract documents for reuse on another project is not authorized.

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DRAWN BY	MM
STD ISSUE DATE	2025 05
REVIEWED BY	AS
DATE ISSUED	11 20 2025

TITLE: 2025 STANDARD BUILDING - BB20  
DESCRIPTION: 4597 - WOOD/WOOD  
WOOD BEARING WALLS W/HARDIE BOARD EXTERIOR FINISH & C1  
WOOD TRUSS ROOF FRAMING  
ACM METAL PANEL/BATTEN/LAP SIDING EXTERIOR FINISH  
NSN 7937  
L/C: 045-0298 101 ELECTRIC ROAD SALEM, VA 24153

045-0298.00.0  
**A2.0**  
ELEVATIONS



**Pre-application Meeting (optional)**

- Meetings with the Community Development Staff are recommended prior to submittal of a rezoning application. Please bring a plat to the meeting with a sketch of your proposal.

**Application Submittal**

- The application deadline is the first of the month for inclusion on the following month's agenda. If the first falls on a weekend or holiday, the application deadline will be the following business day.
- When submitting an application be sure to include the following: a complete application, plat of the subject property, legal description that includes metes and bounds, and supplementary information to support the request (such as conceptual plans and building elevations). Please note: incomplete applications will not be accepted and will be returned to the applicant.
- The application fee is due at time of submittal. (See Page 4)
- PLEASE NOTE: As per 106-520(C) of the City of Salem Zoning Ordinance no application shall be accepted for a lot or parcel that does not comply with the minimum lot area, width, or frontage requirements of the requested zoning district. A variance from the Board of Zoning Appeals must be obtained prior to the submission of a rezoning application.

**Application Distribution for City Review**

- Complete applications may be routed to City departments for review.

**Staff/Applicant Meeting**

- The staff may contact the applicant to schedule a meeting to discuss comments provided by reviewing agencies, to request additional information or plan revisions, and to negotiate proffers.

**Planning Commission**

- Revised conceptual plans and draft proffers must be submitted prior to the Planning Commission meeting. Proffers and conceptual plans may be revised in accordance with Staff's recommendations, and revisions incorporating the staff's recommendations must be submitted prior to the Planning Commission meeting.
- A staff report and recommendation is included in the Planning Commission packet. The packet is distributed approximately 1 week prior to the Planning Commission meeting.
- The Planning Commission meets on the 1<sup>st</sup> Wednesday after the 1<sup>st</sup> City Council meeting of the month.
- Following a public hearing on the rezoning case, the Planning Commission may recommend approval, approval with revisions to the proffers, denial, or deferral of the application.

**City Council**

- Signed and notarized final proffers must be submitted prior to the City Council meeting.
- A staff report containing the recommendation of the Planning Commission and Staff is sent to the City Council prior to the meeting.
- The City Council typically hears rezoning cases on the 4th Monday of every month. Cases are usually heard by Council at the meeting following the Planning Commission meeting.
- Following a public hearing on the case, the City Council may vote to approve, approve with proffered conditions, deny, defer the application to another meeting, or remand the application back to the Planning Commission for further consideration.

**ATTACHMENTS - For ALL REQUESTS you must submit the following electronically:**

- a. **A fully completed signed application.**
- b. **Acknowledgement of Application Fee Payment Procedure** (Page 4)
- c. **Signed Proffer Statement if applicable** (Pages 6 & 7)
- d. **A plat of the subject property**, which accurately reflects the current property boundaries, is drawn to scale, and shows existing structures. (Typically, available from the City Clerk's Office.)
- e. **Responses to questions on Page 5**
- f. **Historic Impact Information** (if any)
- g. **For applications requiring plans**, please submit electronically only. No hard copies will be accepted.
- h. **Check here** if the conceptual plan will serve as the preliminary plat.

**NOTE:** Elevations will be required with new development.

**TO THE APPLICANT:**

It is the policy of the City of Salem City Council, the City of Salem Planning Commission, and City of Salem Board of Zoning Appeals to require a property to be posted when a zoning action is being considered. Such a posting notifies the general public of an impending action and the location being considered.

It is incumbent on you, the applicant, to ensure the sign is in the proper location and remains there until an action has taken place. Consequently, the procedure for posting is as follows:

1. The Community Development Staff will post the sign on your property.
2. You should check the location of the sign to make certain it is in the right place on your property. If it is not, notify the Community Development Office as soon as possible.
3. You should check periodically to ensure the safety of the sign. If it is stolen or otherwise harmed, notify the Community Development Office as soon as possible.

In submitting this rezoning application, you hereby grant permission to the agents and employees of the City of Salem to enter the referenced property for the purposes of processing and reviewing the above application.

Should you have any questions regarding this policy, please contact a member of Community Development.

**City of Salem Community Development Application**

**Request for REZONING or CONDITIONAL REZONING**

Case #: \_\_\_\_\_

<b>APPLICANT INFORMATION</b>	
Owner: _____ Contact Name: _____ Address: _____	Telephone No. _____ Fax No. _____ Email Address _____
Applicant/Contract Purchaser: _____ Contact Name: _____ Address: _____	Telephone No. _____ Fax No. _____ Email Address _____

<b>PARCEL INFORMATION</b>	For <u>multiple</u> parcels, please attach a page <input type="checkbox"/>
(Tax ID #'s) _____ _____ Deed Book _____ Page _____ Subdivision _____ Location Description (Street Address, if applicable) _____ _____ _____	Total Area (acres/square feet) _____ Current Zoning _____ Requested Zoning _____ Requested Use _____ Current Use _____ _____ <input type="checkbox"/> Conditional Zoning Request: See Attached Proffer sheets

SIGNATURE OF OWNER <input type="checkbox"/> CONTRACT PURCHASER <input type="checkbox"/> (attach contract) <input type="checkbox"/>
<p><b>As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I hereby grant permission to the agents and employees of the City of Salem to enter the property for the purposes of processing and reviewing this request.</b></p> Signature <u>Alvin Seifert</u> _____ Date _____ Print Name _____ Signature _____ Date _____ Print Name _____

<b>QUESTIONS/ LETTERS/ SHOULD BE FORWARDED TO THE FOLLOWING**:</b>	
Name _____ Address: _____ _____ _____	Telephone No. _____ Fax No. _____ Email Address _____ _____
<p><small>**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.</small></p>	



**PLEASE RESPOND FOR ALL REZONING APPLICATIONS:**

1. What is the Future Land Use Designation for the subject property? \_\_\_\_\_  
\_\_\_\_\_
2. Describe in detail the proposed use of the property. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. List any sensitive environmental or unique features on the property. Are there any high voltage transmission lines, public utility lines, or others? \_\_\_\_\_  
\_\_\_\_\_
4. Is the subject property located within the Floodplain District?  YES  NO If yes, describe the proposed measures for meeting the standards of the Floodplain Ordinance. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
5. Is the subject property listed as a historic structure or located within a historic district?  YES  NO  
If yes, describe the proposed measures for meeting the standards of the Department of Historic Resources.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
6. Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? Are the proposed lot sizes compatible with existing parcel sizes in the area? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PLEASE RESPOND FOR COMMERCIAL REZONING APPLICATIONS**

1. What provisions will be made to ensure safe and adequate access to the subject property? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. How will the traffic impact of this development be addressed? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. Describe why the proposed use is desirable and appropriate for the area. What measure will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. What type of signage is proposed for the site? \_\_\_\_\_  
\_\_\_\_\_
5. Have architectural/building elevations been submitted with this application? \_\_\_\_\_

NOTES:

- 1. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DETECTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
QUALITY LEVEL D - UTILITY LINES SHOWN PER REFERENCE, NOT FIELD VERIFIED.
QUALITY LEVEL C - UTILITY FEATURES (MANHOLES, COVERS, ETC.) LOCATED AT THE SURFACE, SUPPLEMENTED WITH QUALITY LEVEL D.
QUALITY LEVEL B - UTILITY LINES MARKED BY OTHERS VIA ELECTROMAGNETIC LOCATING/GROUND PENETRATING TECHNOLOGY AND FIELD LOCATION.
QUALITY LEVEL A - UTILITY LINES THAT HAVE BEEN EXPOSED THROUGH NONDESTRUCTIVE EXCAVATION METHOD TO OBTAIN VISUAL EVIDENCE AS WELL AS BOTH HORIZONTAL AND VERTICAL LOCATION.
APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN PER PRIVATE UTILITY MARKOUT PERFORMED BY INSIGHT, LLC ON JANUARY 17, 2025 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.
2. THIS SURVEY WAS PERFORMED IN THE FIELD ON JANUARY 23, 2025 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
3. ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS.
4. THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) PER MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, ROANOKE COUNTY, VIRGINIA AND INCORPORATED AREAS, PANEL 142 OF 310", MAP NUMBER 51161C0142G WITH A MAP REVISED DATE OF SEPTEMBER 28, 2007.
5. THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION PURSUANT TO TABLE A ITEM 6(A).
6. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
7. THERE WAS NO OBSERVED EVIDENCE OF BURIAL GROUNDS, CEMETERIES, GRAVES, OR GRAVEYARDS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
8. THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN THE PROCESS OF CONDUCTING THE FIELD WORK.
9. THERE ARE NOT ANY CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

TITLE NOTES:

- THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 500012491, WITH A COMMITMENT DATE OF FEBRUARY 1, 2023. THE CLIENT UNDERSTANDS AND AGREES THAT THE FIRM SHALL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS IN OR RESULTING FROM THE USE OF THE TITLE DOCUMENTS OR FROM ANY DEFICIENCIES OR ANY INACCURACIES CONTAINED IN SAID TITLE DOCUMENTS. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II:
8. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 3, PAGE 153; DO NOT AFFECT THE SUBJECT PROPERTY, DOCUMENT CREATES CURRENT BOUNDARY CONFIGURATION ALONG THE SOUTHERLY RIGHT-OF-WAY LIMITS OF EAST MAIN STREET - U.S. ROUTE 460.
9. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 4, PAGE 44; DO NOT AFFECT THE SUBJECT PROPERTY, DOCUMENT CREATES THE CURRENT BOUNDARY CONFIGURATION ALONG THE SOUTHERLY RIGHT-OF-WAY LIMITS OF EAST MAIN STREET - U.S. ROUTE 460.
10. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 3, PAGE 38; DO NOT AFFECT THE SUBJECT PROPERTY, DOCUMENT IS A SUBDIVISION OF THE LANDS TO THE SOUTH AND WEST.
11. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 111, PAGE 36; AFFECT THE SUBJECT PROPERTY, APPROXIMATE LOCATION OF EASEMENTS ARE SHOWN.
12. EASEMENT IN FAVOR OF APPALACHIAN ELECTRIC POWER COMPANY, A CORPORATION SET FORTH IN INSTRUMENT RECORDED ON NOVEMBER 12, 1941 IN DEED BOOK 292, PAGE 466; AFFECT THE SUBJECT PROPERTY, VAGUE AND INSUFFICIENT INFORMATION TO DETERMINE EASEMENT LOCATION, DOCUMENT CONTAINS RIGHTS OF CLEARANCE AND INGRESS AND EGRESS, NOT PLOTTABLE, BLANKET IN NATURE.
13. EASEMENT IN FAVOR OF APPALACHIAN ELECTRIC POWER COMPANY, A VIRGINIA CORPORATION SET FORTH IN INSTRUMENT RECORDED JULY 10, 1946 IN DEED BOOK 241, PAGE 172; AFFECT THE SUBJECT PROPERTY, VAGUE AND INSUFFICIENT INFORMATION TO DETERMINE EASEMENT LOCATION, DOCUMENT CONTAINS RIGHTS OF CLEARANCE AND INGRESS AND EGRESS, NOT PLOTTABLE, BLANKET IN NATURE.
14. RIGHT OF WAY EASEMENT IN FAVOR OF APPALACHIAN ELECTRIC POWER COMPANY, A VIRGINIA CORPORATION SET FORTH IN INSTRUMENT RECORDED ON MAY 16, 1953 IN DEED BOOK 488, PAGE 466; AFFECT THE SUBJECT PROPERTY, VAGUE AND INSUFFICIENT INFORMATION TO DETERMINE EASEMENT LOCATION, DOCUMENT CONTAINS RIGHTS OF CLEARANCE AND INGRESS AND EGRESS, NOT PLOTTABLE, BLANKET IN NATURE.
15. DEED OF EASEMENT IN FAVOR OF APPALACHIAN POWER COMPANY, A CORPORATION SET FORTH IN INSTRUMENT RECORDED ON MAY 18, 1959 IN DEED BOOK 618, PAGE 96; AFFECT THE SUBJECT PROPERTY, APPROXIMATE LOCATION OF EASEMENT IS SHOWN.
16. EASEMENT AGREEMENT IN FAVOR OF MCDONALD'S CORPORATION, A DELAWARE CORPORATION SET FORTH IN INSTRUMENT RECORDED ON APRIL 18, 1981 IN DEED BOOK 111, PAGE 07.
EASEMENT AMENDMENT AGREEMENT IN FAVOR OF MCDONALD'S CORPORATION, A DELAWARE CORPORATION SET FORTH IN INSTRUMENT RECORDED ON AUGUST 6, 1986 IN DEED BOOK 114, PAGE 616; AFFECTS THE SUBJECT PROPERTY, PLOTTABLE EASEMENTS ARE SHOWN, DOCUMENT CONTAINS BLANKET EASEMENTS FOR UTILITIES, INGRESS/EGRESS, AND PARKING.
17. DECLARATION OF RESTRICTIVE COVENANT RECORDED ON APRIL 18, 1986 IN DEED BOOK 111, PAGE 28.
FIRST AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANT RECORDED ON FEBRUARY 10, 1988 IN DEED BOOK 135, PAGE 542; MAY BENEFIT THE SUBJECT PROPERTY, DOCUMENT CONTAINS TERMS, CONDITIONS AND RESTRICTIONS. DOCUMENT SPEAKS TO A PERIOD OF TWENTY YEARS FROM THE DATE OF RECORDATION, IT IS UNKNOWN IF THE RESTRICTION STILL EXISTS.
18. RIGHT OF WAY EASEMENT IN FAVOR OF APPALACHIAN ELECTRIC POWER COMPANY, A VIRGINIA CORPORATION SET FORTH IN INSTRUMENT RECORDED ON SEPTEMBER 24, 1986 IN DEED BOOK 116, PAGE 401; AFFECTS THE SUBJECT PROPERTY, APPROXIMATE LOCATION CENTERLINE OF EASEMENT IS SHOWN.
19. EASEMENT IN FAVOR OF APPALACHIAN POWER COMPANY, A VIRGINIA CORPORATION SET FORTH IN INSTRUMENT RECORDED ON JANUARY 21, 1994 IN DEED BOOK 215, PAGE 431; AFFECTS THE SUBJECT PROPERTY, APPROXIMATE LOCATION CENTERLINE OF EASEMENT IS SHOWN.

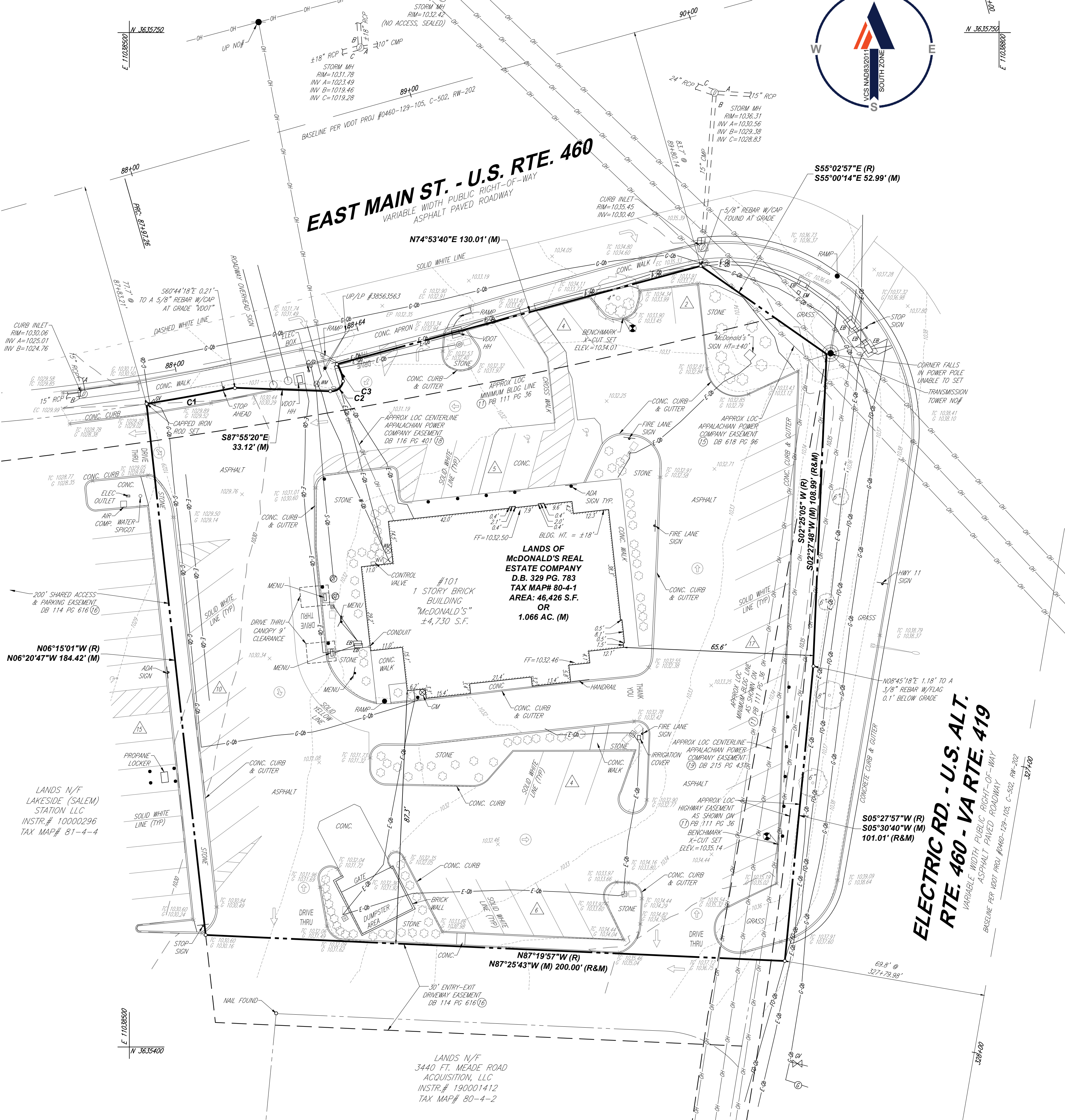
TITLE DESCRIPTION:

DESCRIPTION OF 1.1562 ACRE PARCEL AT THE INTERSECTION OF ELECTRIC ROAD & EAST MAIN STREET SALEM, VIRGINIA. BEGINNING AT A CONCRETE HIGHWAY MONUMENT FOUND IN THE WESTERLY RIGHT-OF-WAY OF THE SOUTH BOUND LANE OF ELECTRIC ROAD (VA. RTE. 419) AND BEING CORNER #1 AS SHOWN ON TOPOGRAPHIC AND BOUNDARY SURVEY FOR MCDONALD'S CORP. BY T. P. PARKER & SONS, ENGINEERS AND SURVEYORS, LTD. DATED DECEMBER 24, 1985, THENCE WITH SAID RIGHT-OF-WAY, S. 2° 25' 05" W, 108.99 FEET TO AN IRON PIN SET AT CORNER #2, THENCE CONTINUING WITH SAID RIGHT-OF-WAY, S. 5° 27' 57" W, 101.01 FEET TO AN IRON PIN SET SHOWN 7473 CORNER #3, THENCE LEAVING SAID RIGHT-OF-WAY AND WITH NEW DIVISION LINES ACROSS THE PROPERTY OF PREDOMINANT PARTNERSHIP II LIMITED PARTNERSHIP (DEED BOOK 89, PAGE 399), N. 87° 19' 57" W, 200.00 FEET TO CHISELED "X" IN A CONCRETE GUTTER SHOWN AS CORNER #4; THENCE N. 01° 10' W, 210.00 FEET TO A PIN SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST MAIN STREET (VA. RTE. 460) SHOWN AS CORNER #5, THENCE WITH SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT WHOSE DELTA IS 5° 21' 23", WHOSE RADIUS IS 1925.36 FEET, WHOSE ARC IS 180.00 FEET AND WHOSE CHORD IS N. 79° 18' 56" E, 179.92 FEET TO AN IRON PIN SET AND BEING SHOWN AS CORNER #6, THENCE WITH SAID RIGHT-OF-WAY, S. 55° 02' 57" E, 73.27 FEET TO THE POINT OF BEGINNING AND BEING THE INTERSECTION OF THE RIGHT-OF-WAY LINE OF EAST MAIN STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF ELECTRIC ROAD, CONTAINING 1.1562 ACRES (50.365 S-F) AND BEING A PORTION OF THE PROPERTY KNOWN AS THE LAKESIDE AMUSEMENT MAIN.
TOGETHER WITH AND SUBJECT TO AN EASEMENT AGREEMENT IN FAVOR OF MCDONALD'S CORPORATION, A DELAWARE CORPORATION SET FORTH IN INSTRUMENT RECORDED ON APRIL 18, 1981 IN DEED BOOK 111, PAGE 07; EASEMENT AMENDMENT AGREEMENT SET FORTH IN INSTRUMENT RECORDED ON AUGUST 6, 1986 IN DEED BOOK 114, PAGE 616.
LESS AND EXCEPT THAT PORTION OF PROPERTY CONVEYED TO THE COMMONWEALTH OF VIRGINIA FROM MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION BY DEED DATED JULY 17, 2000 AND RECORDED JULY 23, 2000 IN DEED BOOK 337, PAGE 222.
AND BEING THE SAME PROPERTY CONVEYED TO MCDONALD'S CORPORATION, A DELAWARE CORPORATION FROM PREDOMINANT PARTNERSHIP II LIMITED PARTNERSHIP, A NORTH CAROLINA LIMITED PARTNERSHIP BY DEED DATED APRIL 18, 1986 AND RECORDED APRIL 18, 1986 IN DEED BOOK 111, PAGE 04; AND FURTHER CONVEYED TO MCDONALD'S REAL ESTATE COMPANY FROM MCDONALD'S CORPORATION, A DELAWARE CORPORATION BY GENERAL WARRANTY DEED DATED NOVEMBER 1, 1995 AND RECORDED JULY 20, 2000 IN DEED BOOK 329, PAGE 783.
TAX PARCEL NO. 80-4-1

UTILITIES:

Table with 3 columns: UTILITY COMPANY, LOCATE STATUS, PHONE NUMBER. Includes SALEM ELECTRIC, COMCAST COMMUNICATIONS, CROWN CASTLE, SALEM WATER & SEWER, ROANOKE GAS, SEGRA AKA LUMOS NETWORK-COMM, VERIZON.

CURVE TABLE (MEASURED) with columns: CURVE, RADIUS, LENGTH, CHORD BEARING, CHORD, DELTA, TANGENT. Lists curves C1, C2, C3.



SITE LOCATION MAP SCALE: 1" = 2,000'

LEGEND section listing symbols for existing contours, overhead wires, utility lines, spot elevations, valves, meters, and other features.

TO: MCDONALD'S REAL ESTATE COMPANY; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 11(B), 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 23, 2025.

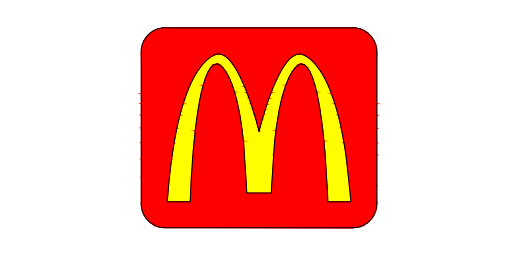


M. JUSTIN MAROHNIC VIRGINIA LICENSED LAND SURVEYOR NO. 3664 DATE... THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

BOHLER logo and company information: BOHLER SITE CIVIL AND CONSULTING ENGINEERING, 12825 WORLDGATE DR., SUITE 700, HERNDON, VIRGINIA 20170.

REVISIONS table with columns: REV, DATE, COMMENT, DRAWN BY, CHECKED BY.

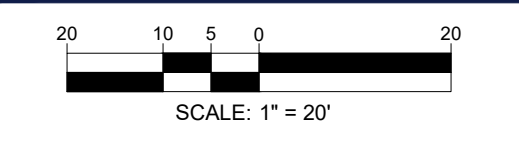
PROJECT information table: PROJECT No., DRAWN BY, DATE, CAD ID, FIELD DATE, CREW CHIEF, APPROVED.



ALTA/NSP LAND TITLE SURVEY FOR MCDONALD'S CORPORATION

101 ELECTRIC ROAD CITY OF SALEM, VIRGINIA

BOHLER logo and address: 12825 WORLDGATE DR., SUITE 700, HERNDON, VIRGINIA 20170.



SHEET NUMBER: 1 OF 1 ORG. DATE - 03/25/2025

Vertical text on the left margin: H:\2024\VA240050\00\SURVEY\CAD\DRAWINGS\SS-ALTA-SURV\VA240050.DWG - LAYOUT LAYOUT1