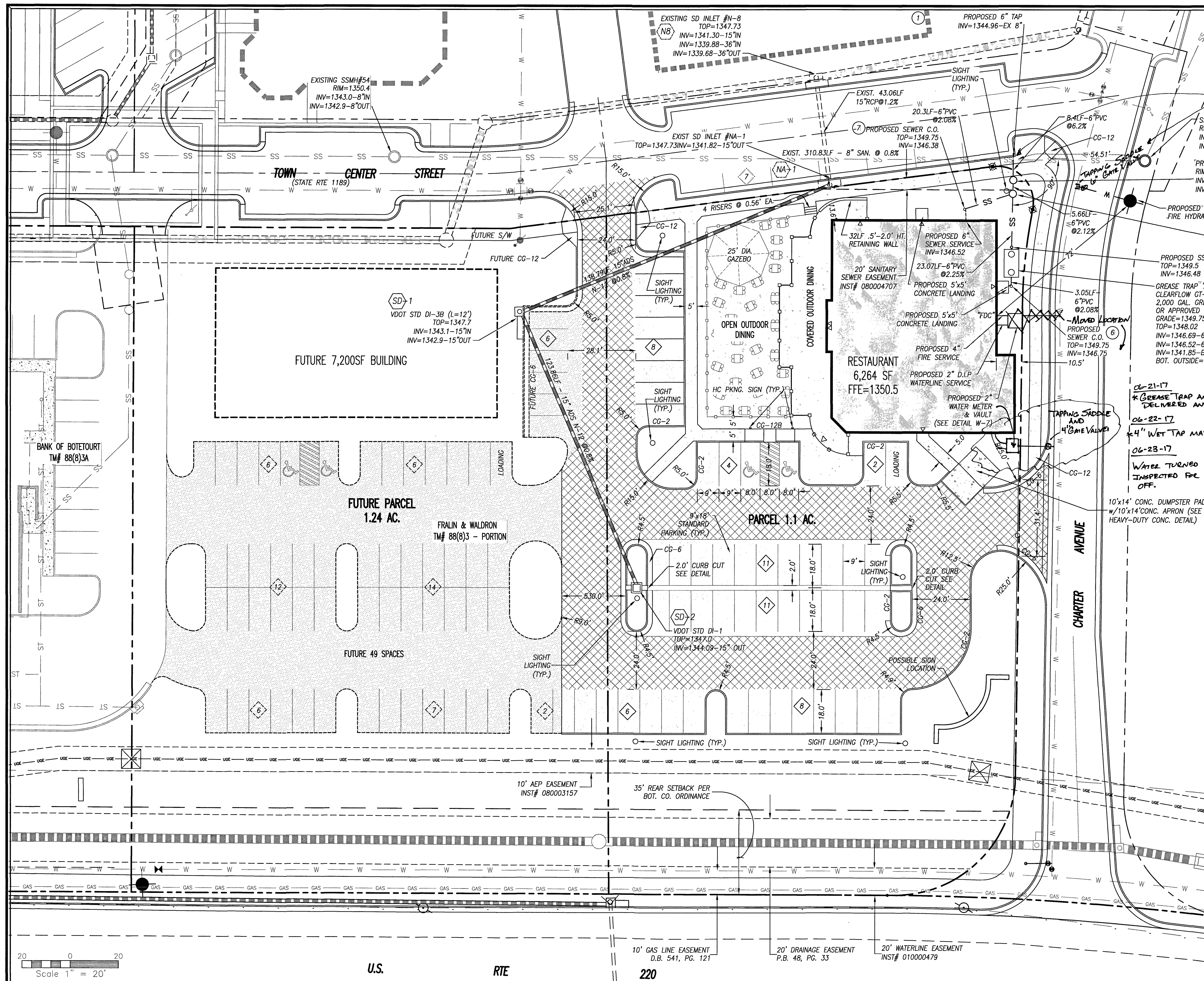




07-18-17 6" WET TAP MADE BY WVWA

06-20-17 4" SEWER TAP MADE BY WVWA.

07-20-17 4" VACUUM TESTED SAMPLING MH 2 PASSED 4" DIAM. 4' DEEP.

FIRE HYDRANT INFO: TAG # 40263 AMERICAN DARLING MODEL 8048-5 - Cast 2015 - Static Pressure: 115 PSI

SITE TABULATION:
 CONTRACT OWNER/DEVELOPER: MELISSA RUEDA & ELIJO ARELLANO
 PH: (540) 915-3926
 ENGINEER: ENGINEERING CONCEPTS, INC.
 PH: (540) 473-1253

TAX PARCEL NO'S: 88(8)3C
AREA OF DEVELOPMENT: 1.130 ACRES (49,222.8 SF)
CURRENT ZONING: TND (THIS PROPERTY IS IN THE "WORKPLACE AREA")
CURRENT USE: VACANT
PROPOSED USE: RESTAURANT

UTILITIES:
 WATER: WESTERN VIRGINIA WATER AUTHORITY
 SEWER: WESTERN VIRGINIA WATER AUTHORITY
 ELECTRIC: AMERICAN ELECTRIC POWER
 GAS: ROANOKE GAS

MINIMUM REQUIREMENTS
MIN. LOT WIDTH FOR COMMERCIAL USES:
 COMMERCIAL LOTS: SEVENTY (70) FEET AT THE MINIMUM FRONT SETBACK LINE.
 PROPOSED LOT FRONTAGE: 180 FEET

MINIMUM LOT AREA: 8,500 SF
MAX. FLOOR AREA: 20,000 SF
MINIMUM FRONTAGE: 80 FEET
PLATTED FRONTAGE: 162 FEET

PARKING & LOADING:
 SEE SHEET C3 FOR PARKING TABULATION

IMPERVIOUS AREA CALCULATIONS: (MAXIMUM IMPERVIOUS COVERAGE ALLOWED 70%)
 PURSUANT TO BOTETOURT COUNTY ZONING ORDINANCE SEC. 25-207(6) FOR TND COMMERCIAL USES IN THE WORKPLACE AREA THE PROJECT PARCEL WILL BE COMBINED WITH THE FUTURE PARCEL AREA FOR THE PURPOSE OF CALCULATING IMPERVIOUS SURFACE REQUIREMENTS AS FOLLOWS:
 PROJECT PARCEL 1.130 AC. (49,222.8 SF)
 FUTURE PARCEL 1.244 AC. (54,193.5 SF)
 TOTAL AREA: (103,416.35SF) x 0.70 = 72,391.41

PROJECT PARCEL:	FUTURE PARCEL (MAXIMUMS):
OPEN OUTDOOR DINING: 2,762SF	BUILDING: 7,200SF
COVERED OUTDOOR DINING: 1,757SF	SIDEWALK: 2,050SF
SIDEWALK: 2,711SF	
PAVED AREAS: 25,737SF	PAVED AREAS: 21,515SF
BUILDING: 6,264SF	TOTAL: 30,765SF
TOTAL: 39,231SF	

MAXIMUM BUILD-OUT TOTAL IMPERVIOUS AREA: 69,996SF / 103,416.35SF = 67.7%

YARDS:
 FRONT: MINIMUM: NONE MAXIMUM: NONE
 SIDE: MINIMUM: NONE MAXIMUM: NONE
 REAR: MINIMUM: 35 FEET MAXIMUM: NONE

MAXIMUM HEIGHT OF STRUCTURES: 45 FEET PROPOSED MAX. HEIGHT: 38 FEET

MATERIALS

WATER
 -4" AVK GATE VALVE
 -4" McWANE CLASS 52 D.I.P.
 -6" AVK GATE VALVE
 -6" McWANE CLASS 350 D.I.P.

SEWER
 -4" DIAMETER CSI PRE-CAST SSMH'S.
 -6" SCH 40 CHARLOTTE PIPE PVC

- STANDARD-DUTY PAVEMENT LIMITS (PARKING BAYS)
- HEAVY-DUTY PAVEMENT LIMITS (ASLES AND TRAVEL WAYS)
- ON-SITE PARKING SPACES
- FUTURE PARKING SPACES
- ADJACENT ON-STREET PARKING SPACES
- STANDARD BUILDING ENTRANCE
- SURVEY BENCHMARK

