



# **SITE AND ZONING TABULATIONS:**

CURRENT ZONING: C2  
PROPOSED USE: RETAIL AND GENERAL OFFICE  
SITE AREA: 1.28 ACRES  
MINIMUM LOT AREA REQUIRED: 15,000 S.F.  
MINIMUM FRONTAGE REQUIRED: 75'  
MINIMUM REQUIRED SETBACKS:  
FRONT: 30'  
SIDE: NONE  
REAR: 15'  
MAXIMUM HEIGHT ALLOWED: NONE  
MAXIMUM BUILDING COVERAGE: 50%  
MAXIMUM LOT COVERAGE: 90%  
OFFSTREET PARKING REQUIRED: 6,000 SF RETAIL @ 1 SPACE/200 SF = 30 SPACES  
6,000 SF OFFICE @ 3.5 SPACES/1,000 SF = 21 SPACES  
TOTAL SPACES REQUIRED = 51 SPACES  
OFFSTREET PARKING PROVIDED: 71 SPACES, INCLUDING 3 HANDICAPPED

## **NOTES:**

1. THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT ROANOKE COUNTY TAX ASSESSMENT MAP #77.18-5-2.
2. DEVELOPER: FINK'S JEWELERS, INC. 310 SOUTH JEFFERSON STREET ROANOKE, VIRGINIA 24011
3. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
4. TOPOGRAPHY DATA BASED ON AN FIELD SURVEY PREPARED BY LUMSDEN ASSOCIATES, P.C.
5. NO TITLE REPORT WAS FURNISHED FOR THIS PROPERTY.
6. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY COUNTY WATER AND SEWER.
7. THE PROPERTY ON THESE PLANS SHALL BE ACCESSED BY PUBLIC ROADS.
8. PROPERTY AS SHOWN DOES NOT LIE WITHIN THE LIMITS OF THE 100 YEAR FLOODPLAIN AS DEFINED BY THE FLOOD INSURANCE RATE MAPS.
9. ALL EXTERIOR LIGHTS SHALL BE DESIGNED, ARRANGED, AND LOCATED SO AS NOT TO DIRECT GLARE ON ADJACENT RESIDENTIAL PROPERTIES OR RIGHT OF WAYS. THE MAXIMUM LIGHTING DENSITY AT ADJACENT RESIDENTIAL PROPERTIES OR RIGHT OF WAYS SHALL NOT EXCEED 0.5 FOOT CANDLES.
10. ANY SIGNAGE FOR THIS DEVELOPMENT MUST BE LOCATED A MINIMUM OF 15' OFF OF THE EXISTING RIGHT OF WAY AND WILL REQUIRE A SEPARATE SIGN PERMIT.

## **CONSTRUCTION NOTES:**

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT COUNTY OF ROANOKE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
3. NO SUBSOIL INVESTIGATIONS HAVE BEEN FURNISHED TO THE DESIGNING ENGINEER.
4. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
6. ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY ROANOKE COUNTY UTILITY DEPARTMENT.
7. ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE PERFORMED BY THE CONTRACTOR WITH THE ROANOKE COUNTY INSPECTOR ON SITE.
8. SEE VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILS.
9. THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.

## **GRADING NOTES:**

1. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
2. TOPSOIL SHALL REMAIN FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE.
3. FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN 8 INCH LIFTS TO 95% MINIMUM DENSITY, STANDARD PROCTOR.

**LUMSDEN ASSOCIATES, P.C.**  
ENGINEERS/SURVEYORS-PLANNERS  
ROANOKE, VIRGINIA

**COMMUNITY OF VIRGINIA**  
No. 033002  
9/12/03  
PROFESSIONAL ENGINEER

## **NOTES AND DETAILS**

**FINK'S JEWELERS**  
PREPARED FOR  
**FINK'S JEWELERS, INC.**  
CAVE SPRING MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA

NO.	DATE	REVISIONS	DESCRIPTION
1			
2			
3			
4			
5			

DATE: SEPTEMBER 12, 2003  
SCALE: NONE  
COMMISSION NO: 2003-054  
CADD FILE: F:\2003\03054\ENG\03054COMP.DWG  
SHEET 3 OF 9