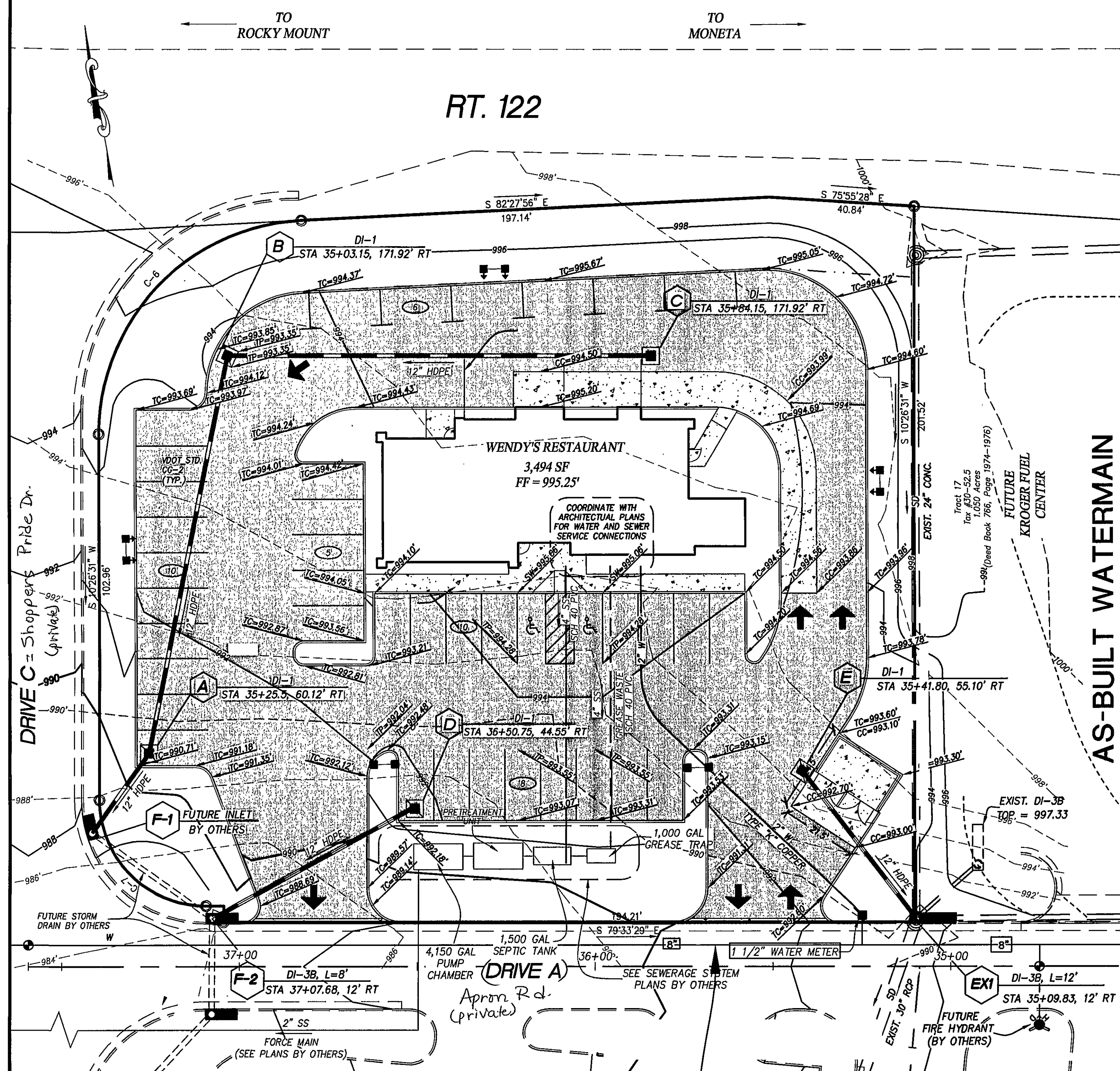


DIMENSIONAL LAYOUT



GRADING PLAN

SEE ALSO "WESTLAKE SHOPPING CENTER"  
AS-BUILT PLANS SHOWING 8" WATERMAIN

**SITE AND ZONING TABULATIONS**

CURRENT ZONING: PCD  
PROPOSED USE: EAT IN/DRIVE THRU RESTAURANT  
SITE ACREAGE: 1.028 AC.  
SETBACK REQUIREMENTS:  
FRONT: 55' FROM EDGE OF R/W OR 85' FROM RT 122 R/W CENTERLINE, WHICHEVER IS GREATER  
SIDE: NONE  
REAR: NONE  
MAXIMUM ALLOWABLE BUILDING HEIGHT: 70'  
ACTUAL BUILDING HEIGHT: 18'  
BUILDING GROSS FLOOR AREA:  
PATRON AREA: 725 SF  
GROSS FLOOR SPACE: 3,494 SF  
MAXIMUM ALLOWABLE LOT COVERAGE: 75%  
TOTAL LOT COVERAGE: 70%  
ACTUAL BUILDING COVERAGE: 7.8%

**PARKING TABULATIONS**

OFFSTREET PARKING REQUIREMENTS:  
REQUIRED SPACES: 1 SPACE/4 SEATS PROVIDED (94/4)  
+ 1 SPACE/75 S.F. FLOOR AREA (3,494/75)  
= 34 SPACES  
SPACES PROVIDED: 39 SPACES INCLUDING 2 ACCESSIBLE SPACES

**PROFFERS AND CONDITIONS**

APPLICABLE PROFFERS FROM REZONING OF TAX MAP PARCEL #30-1.4 AND 52 FROM A-1 AND M-1 TO PCD, PLANNED COMMERCIAL DISTRICT, GRANTED AT PUBLIC HEARING HELD ON NOVEMBER 21, 2000:  
1. DEVELOPER SHALL COMPLY WITH THE SIGN REGULATIONS OF THE FRANKLIN COUNTY ZONING ORDINANCE. FURTHERMORE, NO OFF-PREMISE SIGNS (BILLBOARDS) FRONTING ON ROUTE 122 WEST OF THE EXISTING WESTERN ROUTE 122 / 616 INTERSECTION ARE PERMITTED.  
2. DEVELOPER SHALL OBTAIN NECESSARY APPROVALS FROM THE VIRGINIA DEPARTMENT OF HEALTH AND SHALL INSURE THAT THE DEVELOPMENT COMPLIES WITH THE WATER AND SEWER REGULATIONS OF FRANKLIN COUNTY.  
3. DEVELOPER WILL COMPLY WITH COUNTY REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT.  
4. DEVELOPER SHALL HAVE A LANDSCAPE PLAN THAT DETAILS PERIMETER AND INTERNAL PARKING LOT LANDSCAPING.  
APPLICABLE CONDITIONS FROM OBTAINING OF SPECIAL USE PERMIT FOR TAX MAP PARCEL #30-1.4 FOR THE PURPOSE OF A NEW FOOD CENTER, GASOLINE SERVICE CENTER, SHOPPING CENTER, AND MOVIE THEATER, GRANTED AT PUBLIC HEARING HELD ON SEPTEMBER 17, 2002:  
1. DEVELOPER WILL COMPLY WITH ALL PROFFERS OF THE (PCD) PLANNED COMMERCIAL DISTRICT REZONE (SEE ABOVE).  
2. DEVELOPER WILL ABIDE BY ALL VDOT REGULATIONS IN REGARDS TO DEVELOPING AND CONSTRUCTING ROADS WITHIN THE DEVELOPMENT. APPLICANT WILL APPLY FOR A CONSTRUCTION ENTRANCE PERMIT WITH VDOT.

**NOTES**

1. WATER SERVICE CONNECTION TO BE COORDINATED WITH THE WILLARD COMPANIES.
2. SEE PLANS PREPARED BY STONE ENGINEERING FOR SEWERAGE SYSTEM DETAILS. FORCE MAIN CONSTRUCTION TO BE COORDINATED WITH THE WILLARD COMPANIES.
3. DUMPSTERS ARE TO BE SCREENED BY BRICK FACED CONCRETE BLOCK WALLS. SEE ARCHITECTURAL PLANS FOR DETAILS.
4. HDPE PIPE TO BE ADS N-12, OR APPROVED EQUAL.
5. FOR DRIVE "A" AND DRIVE "C" INFO ALONG WITH FUTURE INLETS F-1 AND F-2 INFO, PLEASE SEE PLANS BY LUMSDEN ASSOCIATES, PC ENTITLED "KROGER CENTER AT WESTLAKE".

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C6	60.00'	91.20'	57.03'	82.67'	S 53°59'17" W 87°05'33"
C7	30.00'	47.12'	30.00'	42.43'	S 34°33'29" E 90°00'00"

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N 10°26'31" E	4.55'

ITEM		EXISTING	PROPOSED
Pavement			
Roll Top Curb			
Storm Drain Line			
Sanitary Sewer Manhole			
Sanitary Sewer Line			
Waterline			
Hydrant			
Light Pole			
Overhead Electric Line			
Overhead Telephone Line			
Contours			

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COMMONWEALTH OF VIRGINIA  
THOMAS C. DALE  
No. 033002  
PROFESSIONAL ENGINEER

**WENDY'S**  
PREPARED FOR  
**CATIE FOOD SYSTEMS, INC.**  
GILLS CREEK MAGISTERIAL DISTRICT  
FRANKLIN COUNTY, VIRGINIA

DATE: SEPTEMBER 22, 2003  
SCALE: 1" = 20'  
COMMISSION NO.: 2003-165  
SHEET 5 OF 9