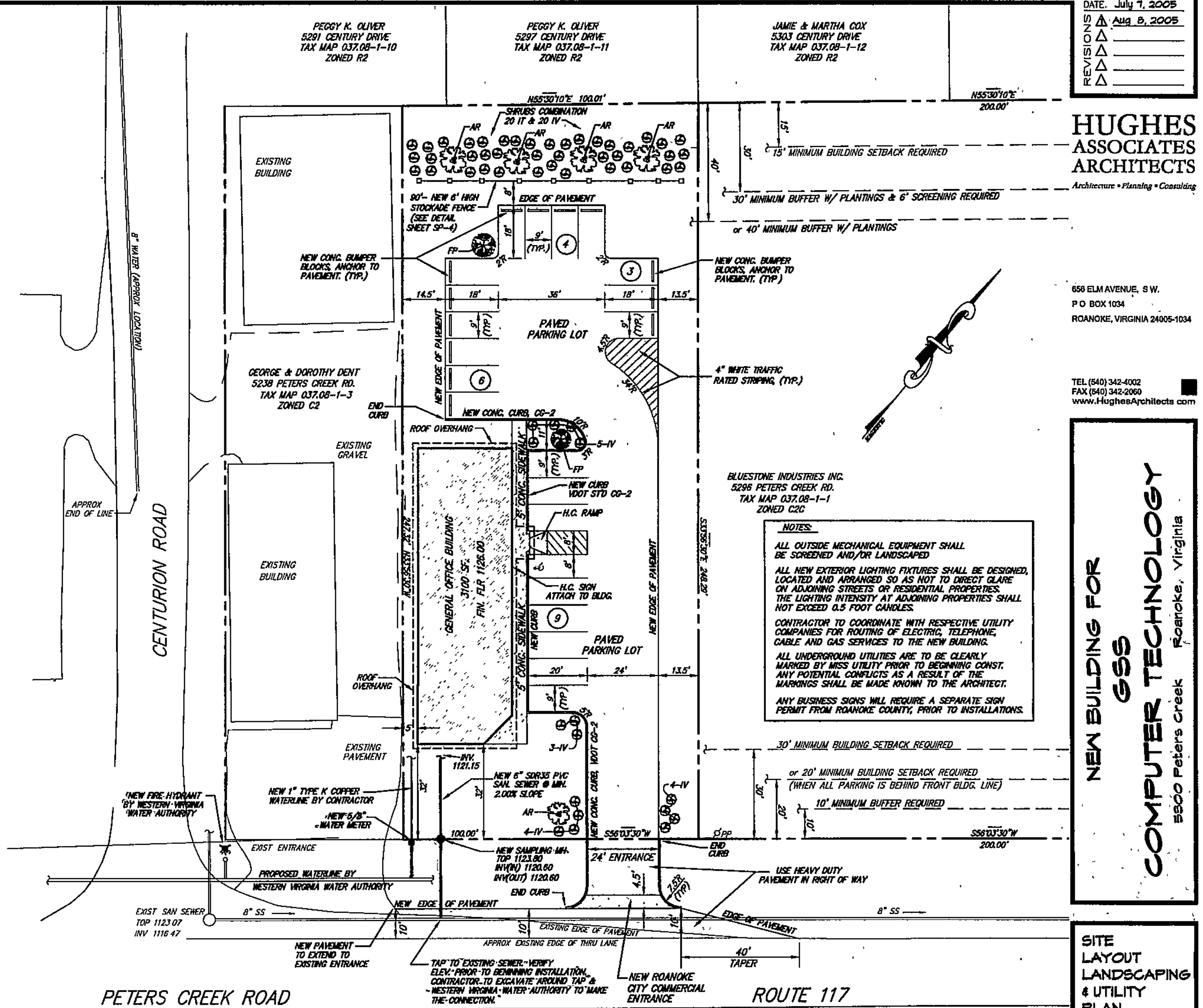


SITE DATA	
PROPERTY OWNERS:	SCOTT & SNYDER SERVICE BUREAU INC.
PROPERTY ADDRESS:	0 PETER'S CREEK ROAD
TAX MAP NUMBER:	037.08-1-2
PROPERTY AREA:	0.58 AC, 24,393 SF.
PROPERTY ZONING:	C2
PRESENT USE:	VACANT
PROPOSED USE:	GENERAL OFFICE BUILDING
BUILDING FOOTPRINT AREA:	3,100 SF. +/-
DISTURBED AREA:	22,000 SF. +/-
PARKING REQUIREMENT:	
GENERAL OFFICE BUILDING:	3.5 SPACES/1000 SF
BUILDING AREA = (3,100 SF / 1000) X 3.5 = 11 SPACES REQUIRED	
PARKING SPACES PROVIDED: REGULAR SPACES = 21	
HANDICAP SPACES = 1	
TOTAL SPACES = 22	
MAX. LOT COVERAGE ALLOWED:	90% OF TOTAL LOT AREA = 21,953 SF.
LOT COVERAGE PROVIDED:	8,100 SF. = 33.21%
MAX. BLDG. COVERAGE ALLOWED:	50% OF TOTAL LOT AREA = 12,196 SF.
BLDG. COVERAGE PROVIDED:	3,100 SF. = 12.71%
REQUIRED MINIMUM BUILDING SETBACKS-PRINCIPAL STRUCTURES	
FRONT:	
30' MINIMUM BUILDING SETBACK REQUIRED	
OR 20' MINIMUM BUILDING SETBACK REQUIRED	
(WHEN ALL PARKING IS BEHIND FRONT BLDG. LINE)	
REAR:	
15' MINIMUM BUILDING SETBACK REQUIRED	
SIDE:	
NO MINIMUM BUILDING SETBACK REQUIRED	
MINIMUM LOT REQUIREMENTS FOR LOT SERVED BY PUBLIC WATER & SEWER	
MINIMUM REQUIRED LOT AREA = 15,000 SF.	
MINIMUM REQUIRED FRONTAGE = 75' ON PUBLICLY OWNED STREET	

WATER AND SANITARY SEWER CONNECTION NOTES	
WATER & SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND REGULATIONS AS SET FORTH IN THE LATEST EDITION OF THE WESTERN VIRGINIA WATER AUTHORITY, WATER AND WASTEWATER RULES AND REGULATIONS.	
REFER TO PLUMBING PLANS FOR UTILITY SERVICE CONNECTION LOCATIONS AT THE BUILDINGS PRIOR TO BEGINNING SITE INSTALLATION.	
WATER:	
1. THE WESTERN VIRGINIA WATER AUTHORITY WILL MAKE THE WATER CONNECTION TO THE WATER MAIN, INSTALL THE SERVICE LINE TO THE METER AND SET THE METER. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE SERVICE LINE FROM THE METER TO THE BUILDING.	
SEWER:	
1. THE WESTERN VIRGINIA WATER AUTHORITY WILL MAKE THE MAIN SEWER TAP CONNECTION. THE CONTRACTOR IS RESPONSIBLE FOR EXCAVATION AND SHORING PER OSHA REGULATIONS, PRIOR TO MAKING THE TAP. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE SERVICE LINE, CLEANOUTS AND SAMPLING MANHOLE.	

LANDSCAPING NOTES:						
1. Mulch the planting beds and trees with shredded bark mulch to a depth of 4 inches.						
2. Remove or kill existing vegetation before placing mulch. Extend mulch at least 4 feet from tree trunks, 2 feet from shrub stems, and to nearby hardscape features. Edges of mulched areas shall be crisp and clean, in smooth, flowing areas.						
3. Plant materials shall conform to the "American Standard for Nursery Stock" of the American Nursery & Landscape Association, ANSI Z60.1-1996.						
4. Adjacent properties are zoned C2 & R2. Buffer yard required adjacent to R2 Zoning. (Section 30-92-6 (A)) Buffer yard required: Type C = 40' Buffer, Large and Small Trees, row of evergreen and deciduous shrubs, or 30' Buffer, 1 Large Tree for every 30', 6' Screening, and 4 shrubs for every 10'. Use 30' Buffer option = 90' of 6' High Stockade Fence, 4 Large Trees & 40 Shrubs						
5. The length of the required planting strip between the new parking area and the right-of-way of Route 117, (Peter's Creek Road) is 20' long. Plantings required per Section 30-92-6 (B) include 1 Large Deciduous Tree and 6 Shrubs.						
6. The new parking lot contains 22 spaces. Plantings required per Section 30-92-6 (C)(4), include 6 shrubs.						
7. Crown coverage of 35% min. of the total land area of the proposed project is required per Section 30-92-6 (D). Total project land area = 24,393 sf. x 35% = 8,538 sf. crown coverage is required.						
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	CANOPY EACH	QUANTITY	CANOPY TOTAL
AR	LARGE DECIDUOUS TREES					
FP	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	15" CAL	1,250	5	6,250
	FRAXINUS PENNSYLVANIA 'MARSHALLS SEEDLESS'	GREEN ASH	1.5" CAL	1,250	2	2,500
IT	SMALL SHRUBS					
IV	VIREA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPHIRE	15-18"	5	20	100
	ALEX VERTICILLATA 'RED SPITE'	RED SPITE WINTERBERRY	15-18"	5	34	170
NEW LANDSCAPING TOTAL						9,020 SF.



DATE: July 7, 2005
 AUG 8, 2005
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