

- NOTES:**
1. WESTERN VIRGINIA WATER AUTHORITY SHALL MAKE WATER LINE TAP CONNECTION FROM MAIN TO WATER METER LOCATIONS.
 2. WESTERN VIRGINIA WATER AUTHORITY SHALL MAKE WATER LINE TAP CONNECTION FOR THE NEW FIRE HYDRANT.
 3. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE NEW FIRE HYDRANT.
 4. CONTRACTOR SHALL SUBMIT A SIGNAGE, MOT PLAN, AND CONSTRUCTION PLAN TO VDOT PRIOR TO WORK BEING DONE IN SHOULDER.
 5. DIMENSION AND RADII ARE GIVEN FROM FACE OF CURB.
 6. WORK IN THE CITY RIGHT OF WAY IS TO BE PERFORMED PER THE CITY OF ROANOKE RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS.
 7. ALL UTILITY SERVICES OR LATERALS, INCLUDING ELECTRICAL, WILL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH ROANOKE CITY CODE, SECTION 36.2-610.
 8. PARKING LOT SHALL BE PAVED WITH ASPHALT PER DETAIL ON DRAWING D1.
 9. THE SLOTTED DRAIN ACROSS THE ENTRANCE IS TO BE A CONTECH SLOTTED DRAIN SYSTEM OR ONE OF EQUAL.
 10. EXISTING SANITARY 4" LATERAL WAS CLEANED BY THE WESTERN VIRGINIA WATER AUTHORITY AND DETERMINED TO BE IN GOOD SHAPE AND FUNCTIONING.
 11. NEW 4" SANITARY SEWER FROM BUILDING SHALL TIE INTO THE EXISTING 4" SANITARY SEWER AT THE EXISTING CLEANOUT.
 12. BEFORE INSTALLING STORM PIPE A TEST PIT SHALL BE DUG TO DETERMINE IF THERE IS ENOUGH CLEARANCE BETWEEN THE NEW STORM PIPE AND EXISTING SANITARY SEWER. CONTACT ENGINEER ONCE TEST PIT HAS BEEN DUG TO VERIFY ELEVATIONS.

BASE ZONING: CG - GENERAL COMMERCIAL	
SETBACK REQUIREMENTS	
FRONT YARD SETBACK MINIMUM	0'
FRONT YARD SETBACK MAXIMUM	30'
SIDE YARD SETBACK	0'
REAR YARD SETBACK	0'

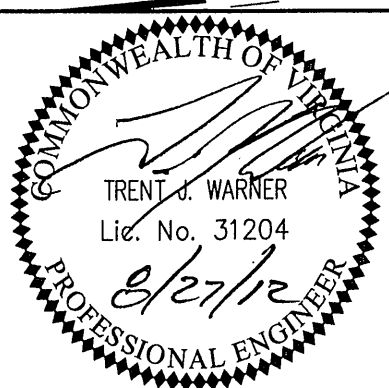
BUILDING SUMMARY	
BUILDING USE IS A MEDICAL CLINIC/RETAIL	
BUILDING HEIGHT	29.25'
BUILDING FACADE TRANSPARENCY PERCENTAGE	32%
TOTAL BUILDING AREA	4,203 SF
MEDICAL AREA	2,703 SF 64%
RETAIL AREA	1,500 SF 36%

SITE IMPERVIOUS AREA SUMMARY	
EXISTING IMPERVIOUS AREA	17,160 SF
NEW IMPERVIOUS AREA	13,025 SF

PARKING SUMMARY	
NET FLOOR AREA = 75% OF TOTAL MEDICAL AREA	2027.25 SF
MINIMUM PARKING SPACES REQ. 1/300 SF NET FLOOR AREA	7
MAXIMUM PARKING SPACES ALLOWED 150% OF REQ. *	11*
RETAIL SPACE FLOOR AREA = 75% OF TOTAL RETAIL AREA	1125 SF
MINIMUM PARKING SPACES REQ. 1/250 SF RETAIL AREA	5
MAXIMUM PARKING SPACES ALLOWED 150% OF REQ. *	8*
TOTAL MAXIMUM PARKING SPACES ALLOWED *	19*
TOTAL PARKING SPACES PROVIDED *	19*
HANDICAP SPACES REQUIRED, # PARKING SPACES PROVIDED 1-25	1
TOTAL HANDICAP PARKING SPACE PROVIDED	1
TOTAL PARKING SPACES PROVIDED ON SITE **	20**

* HANDICAP SPACES DO NOT COUNT TOWARDS MAXIMUM PARKING SPACES.
 ** HANDICAP SPACES INCLUDED IN COUNT

NO.	REVISION	BY	DATE
3	CHANGES MADE PER ROANOKE CITY COMMENTS DATED 8/23/12	MOB	8/27/12
2	CHANGES MADE PER ROANOKE CITY COMMENTS DATED 7/30/12	MOB	8/07/12
1	CHANGES MADE PER ROANOKE CITY COMMENTS DATED 6/19/12	MOB	7/12/12
	AND PER VDOT COMMENTS DATED 7/6/12.		



WARNER ENGINEERING
 WE move the project forward
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DRAWN BY: MDB
 DESIGNED BY: MDB
 REVIEWED BY: TJW
 PROJECT No. 12017.00
 SCALE: GRAPHIC

PROJECT: **DRS. NEWMAN, BLACKSTOCK & ASSOCIATES OPTOMETRISTS, P.C.**
 ROANOKE CITY, VIRGINIA
 TITLE: **DIMENSIONAL LAYOUT AND UTILITY PLAN**

DATE: REV. 8/27/12
5-29-12
 DRAWING No: **C1**
 SHEET NUMBER: **6 OF 16**