PROPERTY LEGEND:

(A) 077.20-01-52.00-0000
SLATE HILL II, LLC
INSTRUMENT NO. 201201979
ZONED: C-2C/ ORDINANCE 062204-11

(B) 077.20-01-54.00-0000
WOODCLIFF INVESTMENTS, LLC
INSTRUMENT NO. 201201979
ZONED: C2C / ORDINANCE 062204-11

(C) 077.20-01-04.00-0000
WOODCLIFF INVESTMENTS, LLC
INSTRUMENT NO. 201201979
ZONED: C2C / ORDINANCE 062204-11

(D) 077.20-01-03.00-0000
WOODCLIFF INVESTMENTS, LLC
INSTRUMENT NO. 201201979
ZONED: C2C / ORDINANCE 062204-11

(E) 077.20-01-11.00-0000
MCNEIL PROPERTIES, LLC
INSTRUMENT NO. 201201979
ZONED: C2

(F) 077.20-01-22.00-0000
MCNEIL PROPERTIES, LLC
INSTRUMENT NO. 201201979
ZONED: C2

(G) 077.20-01-24.00-0000
MCNEIL PROPERTIES, LLC
INSTRUMENT NO. 201201979
ZONED: C2

(H) 077.20-01-55.00-0000
SOUTH PEAK HOTEL, LLC
INSTRUMENT NO. 201202228
ZONED: C2C / ORDINANCE 062204-11

(I) 077.20-01-41.00-0000
RENT A SPACE, INC.
INSTRUMENT NO. 200200936
ZONED: C2C / ORDINANCE 062204-11

(J) 087.08-03-11.00-0000
SLATE HILL I, LLC
INSTRUMENT NO. 200312265
ZONED: C2C / ORDINANCE 062204-11 / R3

GENERAL NOTES:

1. THIS SHEET IS INTENDED TO DEPICT AN OVERALL VIEW OF THE PROPOSED IMPROVEMENTS AND IS NOT INTENDED TO SHOW SPECIFIC AND DETAILED INFORMATION FOR THE CONSTRUCTION OF THE PROJECT.

2. THE "ZONES" AND THE ZONING LINE SHOWN HEREON ARE TAKEN FROM EXHIBITS CONTAINED IN ORDINANCE 062204-11. REFER TO SHEET C-3 FOR PROFFERS FROM ORDINANCE 062204-11.

3. SOUTH PEAK BOULEVARD (THE PROPOSED AND EXISTING PRIVATE ROAD) IS LOCATED WITHIN AN EXISTING 50-FOOT WIDE CROSS ACCESS EASEMENT WHICH IS RECORDED IN INSTRUMENT NO. 201213435.

4. THE PROPOSED DEVELOPMENT HAS ACCESS TO VALLEY AVENUE (STATE ROUTE 862) AND FRANKLIN ROAD (U.S. ROUTE 220) VIA THE EXISTING PRIVATE ROADWAY TO THE SOUTH, AND ELECTRIC ROAD (STATE ROUTE 419) VIA THE EXISTING PRIVATE ROADWAY TO THE NORTH. REFER TO PLANS PREPARED BY MATTERN & CRAIG ENTITLED "SOUTH PEAK BOULEVARD (PLAN NO. SP-1200828)" DATED JULY 23, 2012.

5. THIS DEVELOPMENT PROPOSES OR RESULTS IN NO SUBDIVISION OR COMBINATION OF PARCELS.

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C1	21°01'44"	615.00'	225.72'	N04°07'01"W	224.46'
C2	18°36'28"	235.00'	76.32'	N05°19'40"W	75.99'
C3 (TOTAL)	28°00'52"	265.00'	129.57'	N10°01'51"W	128.28'
C4	24°47'19"	265.00'	114.65'	N08°25'06"W	113.76'
C5	3°13'33"	265.00'	14.92'	N22°25'31"W	14.91'
C6	57°40'11"	265.00'	266.73'	N52°52'21"W	255.61'
C7 (TOTAL)	13°49'47"	385.00'	92.93'	N74°47'32"W	92.71'
C8	0°15'05"	385.00'	1.69'	N81°34'53"W	1.69'
C9	13°34'42"	385.00'	91.24'	N74°39'59"W	91.02'
C10	46°26'21"	85.00'	68.89'	N44°39'28"W	67.02'
C11 (TOTAL)	129°17'54"	160.00'	361.07'	N43°12'38"E	289.18'
C12	11°09'58"	160.00'	31.18'	N15°51'20"W	31.13'
C13	90°23'35"	160.00'	252.42'	N34°55'27"E	227.05'
C14	9°42'53"	160.00'	27.13'	N84°58'41"E	27.10'
C15	18°01'28"	160.00'	50.33'	S81°09'09"E	50.13'
C16	32°04'18"	285.00'	159.53'	S56°06'17"E	157.45'
C17 (TOTAL)	62°38'21"	135.00'	147.59'	S71°23'21"E	140.35'
C18	7°27'25"	135.00'	17.57'	S43°47'52"E	17.56'
C19	55°10'56"	135.00'	130.02'	S75°07'04"E	125.05'
C20	21°15'49"	143.00'	53.07'	N66°39'32"E	52.77'
C21	7°58'24"	143.00'	19.90'	N52°02'28"E	19.88'

0 30' 60' 120'
SCALE: 1" = 60'

COMMONWEALTH OF VIRGINIA
WM. THOMAS AUSTIN
Lic. No. 036907
1/17/13
PROFESSIONAL ENGINEER

Revisions	Date

Issue Date: JAN. 17, 2013
Drawn By: RWA
Designed By: WTA/RWA
Checked By: WTA
Date: 1/17/13

Mattern & Craig
CONSULTING ENGINEERS • SURVEYORS
701 FIRST STREET, S.W.
ROANOKE, VIRGINIA 24015
(540) 345-8342
FAX (540) 345-7691

SOUTH PEAK HOTEL
SMITH/PACKETT MED-COM, LLC

OVERALL DEVELOPMENT PLAN

ROANOKE COUNTY, VIRGINIA

Vertical Scale:

Horizontal Scale: 1" = 60'

Commission Number: 3101-H

Sheet No.: C-2

R:\Dwgs\3101-H\DWG\3101H_SHEET_C1-C4.dwg, 2/4/2013 2:45:03 PM