

## GENERAL NOTES:

- 1. THE LOCATION OF EXISTING UTILITIES, INCLUDING UNDERGROUND UTILITIES, IS INDICATED ON THE DRAWINGS INSOFAR AS THEIR EXISTENCE AND LOCATION WERE KNOWN AT THE TIME OF THE PREPARATION OF THE DRAWINGS. HOWEVER, NOTHING IN THESE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS A GUARANTEE THAT SUCH UTILITIES ARE IN THE LOCATION INDICATED OR THAT THEY ACTUALLY EXIST, OR THAT OTHER UTILITIES ARE NOT WITHIN THE AREA OF OPERATIONS. THE CONTRACTOR SHALL MAKE ALL NECESSARY INVESTIGATIONS TO DETERMINE THE EXISTENCE AND LOCATIONS OF SUCH UTILITIES. THE CONTRACTOR SHALL PAY FOR ANY DAMAGE TO AND FOR ANY MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES.
- 2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
- 3. EXISTING TOPOGRAPHIC INFORMATION IS TAKEN FROM FIELD SURVEYS PERFORMED BY MATTERN & CRAIG, INC. APRIL, 2003.
- 4. THE CONTRACTOR SHALL CONTACT "MISS UTILITY"
  (1-800-552-7001) 48 HOURS PRIOR TO WORKING IN THE VICINITY OF THE EXISTING UTILITIES.
- 5. UNLESS OTHERWISE NOTED ALL LINEAR DIMENSIONS ARE TO THE FACE OF CURB.
- 6. CONTRACTOR SHALL RESET TREES INDICATED UPON COMPLETION OF FINAL GRADING. IF TREES DOT NOT SURVIVE BEING RESET THE CONTRACTOR SHALL REPLACE TREES WITH A LIKE KIND.
- 7. PAVEMENT SHALL BE TYPE A REGULAR DUTY PAVEMENT EXCEPT WHERE OTHERWISE INDICATED.
- 8. UNLESS OTHERWISE NOTED ALL CURB RADII = 2'-6".
  ALL CURB RADII DIMENSIONS ARE TO THE BACK OF THE CURB.
- 9. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT AND DIMENSIONS
- 10. ALL CONCRETE CURB AND GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH VDOT STANDARD CG-6.

### SITE TABULATIONS

TOTAL SITE AREA = 1.135 ACRES

BUILDING AREA = 5,466 S.F. (TOTAL GROSS)

SITE ADDRESS: 5033 VALLEY VIEW BLVD, NW

LOT # 7B-3

TAX# 2490117

ZONING: C-2, GENERAL COMMERCIAL DISTRICT LOT COVERAGE: MAX.=60%, ACTUAL=11.1% OPEN SPACE: REQ'D. MIN=10%, ACTUAL=13.4%

ADJACENT ZONING: C-2/RS-3
ADJACENT LAND USE: RETAIL/RESTAURANT
CURRENT LAND USE: VACANT
PROPOSED LAND USE: RESTAURANT

### PARKING:

-REQUIRED (1sp/200 s.f. Net 86
FLOOR AREA)
-PROVIDED 90
-STANDARD 86

-COMPACT (2.2%)
-HANDICAP ACCESSIBLE (2.2%)

### YARD REQUIREMENTS:

-FRONT 2
-SIDE
-SIDE: (IF ADJOINING RESIDENTIAL) 2
-REAR 2

# <u>LEGEND</u>



REGULAR DUTY PAVEMENT (TYPE A)
(SEE DETAIL ON SHEET C-7)

HEAVY DUTY PAVEMENT (TYPE B)
(SEE DETAIL ON SHEET C-7)

CONCRETE PAVEMENT/SIDEWALK
(SEE DETAIL ON SHEET C-7)

NO. OF PARKING SPACES

SCALE IN FEET

0 20 40

WM. THOMAS AUSTIN E No. 039907

Date				
ions				
Revisions				

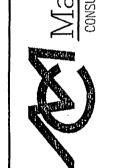
Drawn By: CLZ
Designed By: WTA
Checked By: WTA
Date: 05/07/03

NSULTING ENGINEERS • SURVEYORS

701 FIRST STREET, S.W.
ROANOKE, WIGGINIA 24016

(540) 345–9342

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SITE DEVELOPMENT PLAN FLAT ROCK GRILLE
SITE PLAN

Vertical Scale: N/A

Horizontal Scale: 1"= 20'

2137 Sheet No.:

Commission Number:

C - C