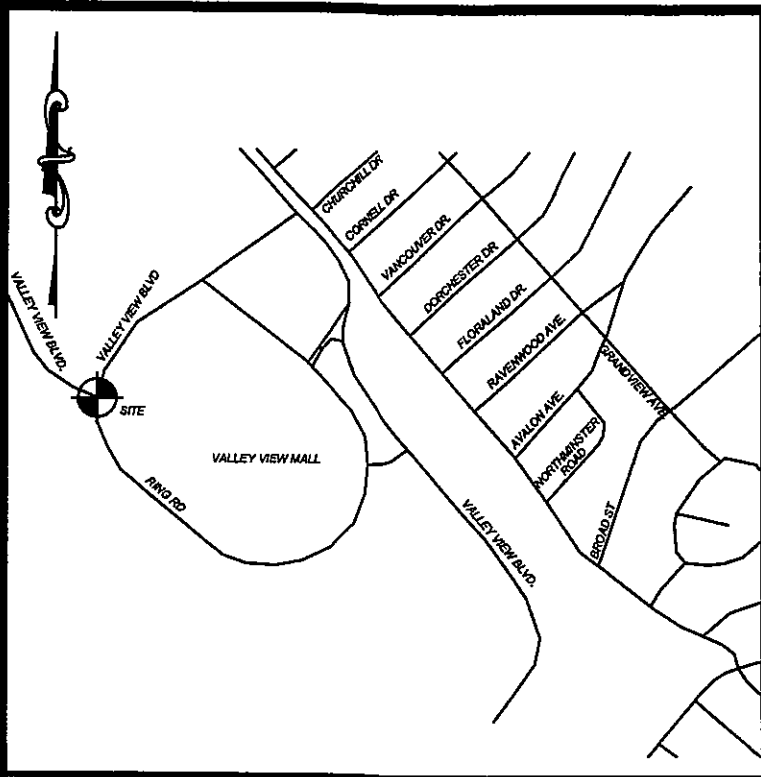




VICINITY MAP
NTS

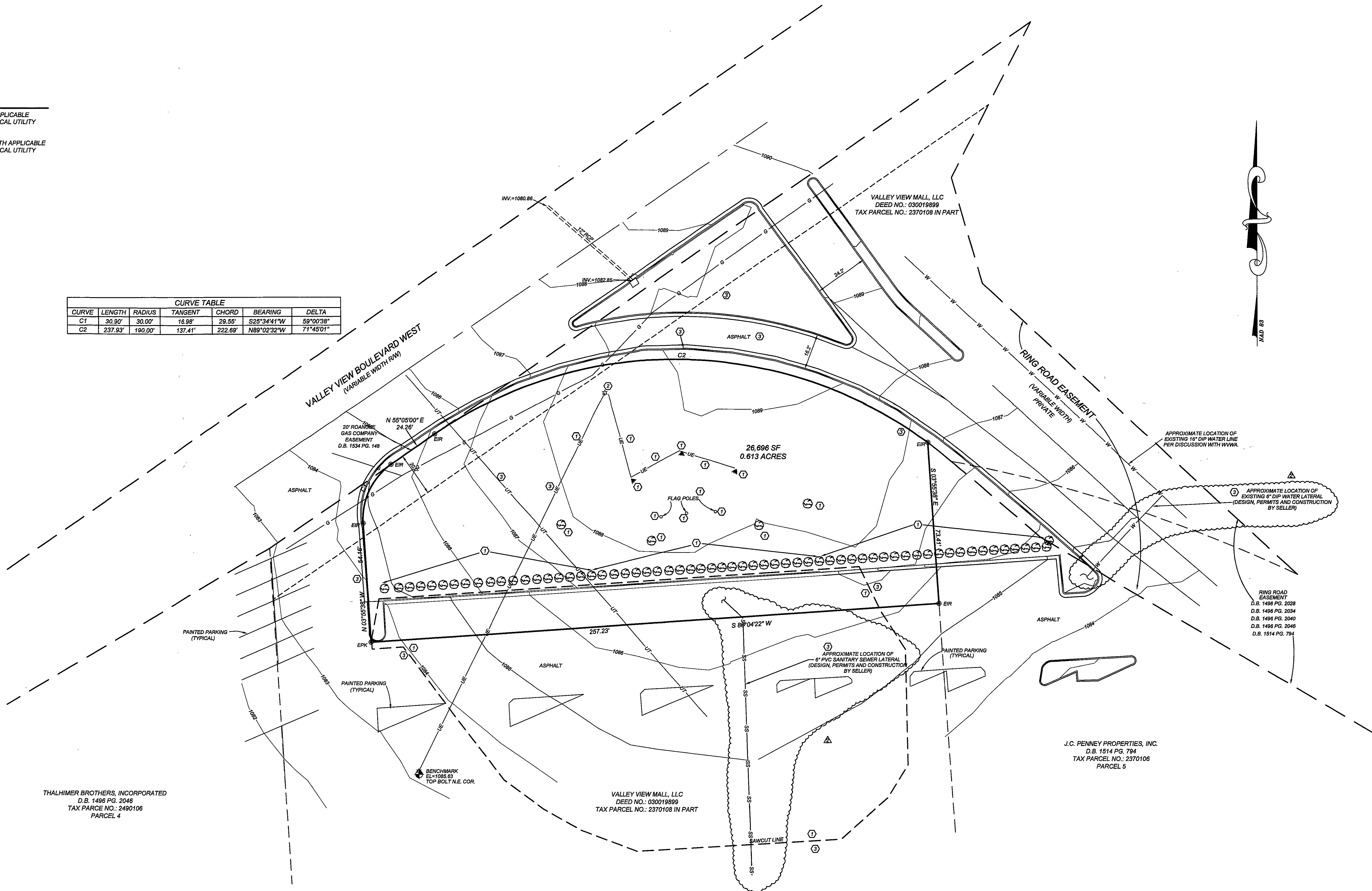
FLOOD NOTE:

THIS PROPERTY IS IN ZONE 'X' OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN
PANEL NUMBER 51161C0024 D DATED 10-15-1993.

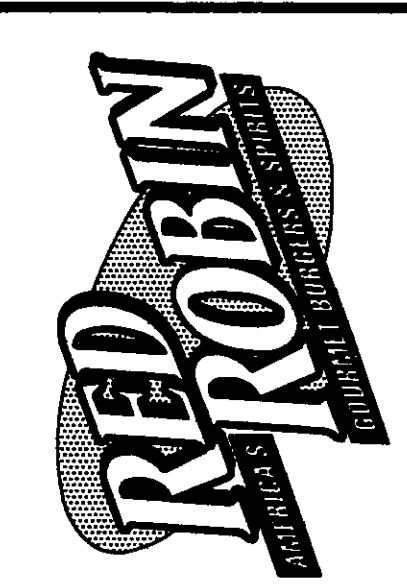
DEMOLITION KEYNOTES

- 1 REMOVE EXISTING ITEM, COORDINATE REMOVAL WITH APPLICABLE FEDERAL, STATE, COUNTY, CITY, LOCAL AGENCIES OR LOCAL UTILITY COMPANY.
- 2 RELOCATE EXISTING ITEM, COORDINATE RELOCATION WITH APPLICABLE FEDERAL, STATE, COUNTY, CITY, LOCAL AGENCIES OR LOCAL UTILITY COMPANY.
- 3 ITEM TO REMAIN.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING
C1	30.92'	30.00'	15.98'	29.55'	S25°34'41"W
C2	237.93'	190.00'	137.41'	222.69'	N89°02'32"W



SITE LEGEND	
	SPILL CURB
	HANDICAP RAMP
	HANDICAP STALL
	CONCRETE
	PROPERTY LINE
	SIGN
	BOLLARD
	EX. FIRE HYDRANT
	FENCE
	POLE MOUNTED AREA LIGHT
	PROPERTY CORNER
	FINISH FLOOR ELEVATION



RED ROBIN GOURMET BURGERS
4802 VALLEY VIEW BLVD.
ROANOKE, VA, 24012
EXISTING CONDITIONS AND DEMOLITION PLAN

COMMERCIAL
SITE DESIGN
ENGINEERING • SURVEYING • PLANNING
LANDSCAPE ARCHITECTURE
7501 CREEDMOOR ROAD • SUITE 106
RALEIGH, NORTH CAROLINA 27613
PHONE: 919-848-6121 • FAX: 919-848-3741

Revisions	
1-30-08	CITY COMMENTS #1
2-22-08	CITY COMMENTS #2
3-11-08	
4-15-08	
5-19-08	
6-16-08	
7-15-08	

DRAWN BY: STH	CHECKED BY: WBB
SCALE: 1"=20'	DATE: 12-13-05
JOB NO.: RRB-0511	
SHEET NO.: C-1	