

GENERAL NOTES

1. TOPOGRAPHIC SURVEY WAS PROVIDED BY THE RBA GROUP DATED 08/21/98. THE BASE SURVEY IS GIVEN ON SHEET C-2 OF THIS DRAWING SET. ALL EXISTING SITE CONDITIONS SHALL BE DETERMINED BY EXAMINATION OF THE SURVEY SHEET.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS GIVEN ON THESE DRAWINGS AS WELL AS STANDARD STATE AND LOCAL SPECIFICATIONS WHICHEVER IS MORE RESTRICTIVE.
3. DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT FROM THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
4. THE RBA GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND STANDARD CONSTRUCTION PRACTICES.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES WHICH ARE TO REMAIN FREE FROM DAMAGE AND MAINTAIN UNINTERRUPTED SERVICE TO ALL USERS. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OR SUBCONTRACTOR'S ACTIONS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
6. FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH WORK.
7. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AT LEAST 48 HOURS PRIOR TO BEGINNING ANY WORK ON THE PROJECT:
- | | |
|---------------------|----------------|
| MISS UTILITY | (800) 552-7001 |
| APPALACHIAN POWER | (540) 427-3636 |
| ROANOKE GAS COMPANY | (540) 983-3800 |
| BELL ATLANTIC | (540) 285-7507 |
| COX COMMUNICATIONS | (540) 776-3845 |
| CITY OF ROANOKE | (540) 853-1325 |
8. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO BEGINNING WORK. HE SHALL VERIFY SIZE AND LOCATIONS OF ALL UNDERGROUND UTILITIES AND TEST FIT AT PROPOSED TIE IN LOCATIONS. DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER WELL IN ADVANCE OF CONSTRUCTION START. START OF CONSTRUCTION BY THE CONTRACTOR SHALL CONSTITUTE FULL ACCEPTANCE OF ALL SITE CONDITIONS BY THE CONTRACTOR.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR CONSTRUCTION PRIOR TO BEGINNING WORK.
10. ALL UTILITIES ARE TO REMAIN UNLESS DESIGNATED TO BE REMOVED AND ALL APPURTENANCES SHALL BE ADJUSTED TO FINISH GRADE.
11. PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL STAKE OUT AND VERIFY LOCATIONS OF ALL IMPROVEMENTS AND UTILITY TIE IN LOCATIONS.
12. SCALING OF THESE PLANS IS DISCOURAGED UNLESS DIRECTED BY THE ENGINEER. IN THE EVENT OF A DISCREPANCY BETWEEN THE SCALED AND THE FIGURED DIMENSIONS, THE FIGURED DIMENSIONS SHALL BE HELD.
13. CONTRACTOR SHALL INCLUDE DEMOLITION AND REMOVAL OF CURBING, SIDEWALK, AND PARKING AREAS WITHIN THE WORK AREA AS WELL AS REMOVAL AND CAPPING OF ANY UNDERGROUND UTILITIES SHOWN TO BE REMOVED.
14. THE CONTRACTOR SHALL ENSURE THAT CURRENT AS-BUILT RECORDS ARE MAINTAINED DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION, CERTIFIED (I.E. P.E. STAMPED) AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE OWNER.
15. CONTRACTOR SHALL MAINTAIN ALL SEDIMENT CONTROL DEVICES WITHIN THE LIMITS OF THE SITE DURING CONSTRUCTION OF THE SITE IMPROVEMENTS. CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AS MAY BE NECESSARY DURING CONSTRUCTION AND/OR BY GOVERNING AGENCIES.
16. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD BOUNDARY AS DESIGNED BY FEMA MAP.

SITE ANALYSIS

1. AREA OF PARCEL: 48,787.20 SQ. FT. (1.120 AC.)
2. ZONING: C-2, GENERAL COMMERCIAL
3. EXISTING USE: VACANT LOT
4. PROPOSED USE: RESTAURANT
5. BUILDING DATA
- | | |
|--|----------------|
| A. GROSS SQUARE FOOTAGE: (W/OUT FREEZER) | 4,753 SQ. FT. |
| B. FREEZER: | 187 SQ. FT. |
| C. TOTAL BUILDING FOOTAGE: | 4,940 SQ. FT. |
| D. PATRON AREA: | 3,486 SQ. FT. |
| E. STORAGE BUILDING: | 133 SQ. FT. |
| F. DINING TABLE SEATS | 194 |
| BAR STOOLS | 12 |
| TOTAL SEATS: | 206 |
| G. HEIGHT: | 19'-10" (MAX.) |
6. NUMBER OF EMPLOYEES: (PEAK SHIFT) 25
7. PARKING DATA
- | | |
|--|----|
| A. 9' x 18' SPACES: | 59 |
| B. 8.5' X 16' COMPACT SPACES: | 12 |
| C. ACCESSIBLE SPACES: | 4 |
| D. TOTAL PARKING SPACES PROVIDED: | 75 |
| E. SPACES REQUIRED: (1 SPACE FOR EACH EMPLOYEE + (1 SPACE /200 SF OF FLOOR AREA) | 50 |
8. IMPERVIOUS AREA:
- | | |
|----------------------|----------------|
| A. BUILDING: | 4, 940 SQ. FT. |
| B. STORAGE BUILDING: | 133 SQ. FT. |
| C. DRIVE AISLES: | 15,075 SQ. FT. |
| D. PARKING SPACES: | 12,207 SQ. FT. |
| E. DUMPSTER AREA: | 242 SQ. FT. |
| F. SIDEWALKS: | 504 SQ. FT. |
| G. TOTAL COVERAGE: | 33,100 SQ. FT. |
| H. % COVERAGE: | 67.84% |

RUBY TUESDAY RESTAURANT
VALLEY VIEW CROSSING

OUTPARCEL 3,
MAP BOOK 1, PAGE 1822
CITY OF ROANOKE, VIRGINIA

Ruby
Tuesday

SITE PLANS

PREPARED FOR :

RUBY TUESDAY, INC.
12450 FAIR LAKES CIRCLE, SUITE 350
FAIRFAX, VIRGINIA 22033
(703) 222-2441

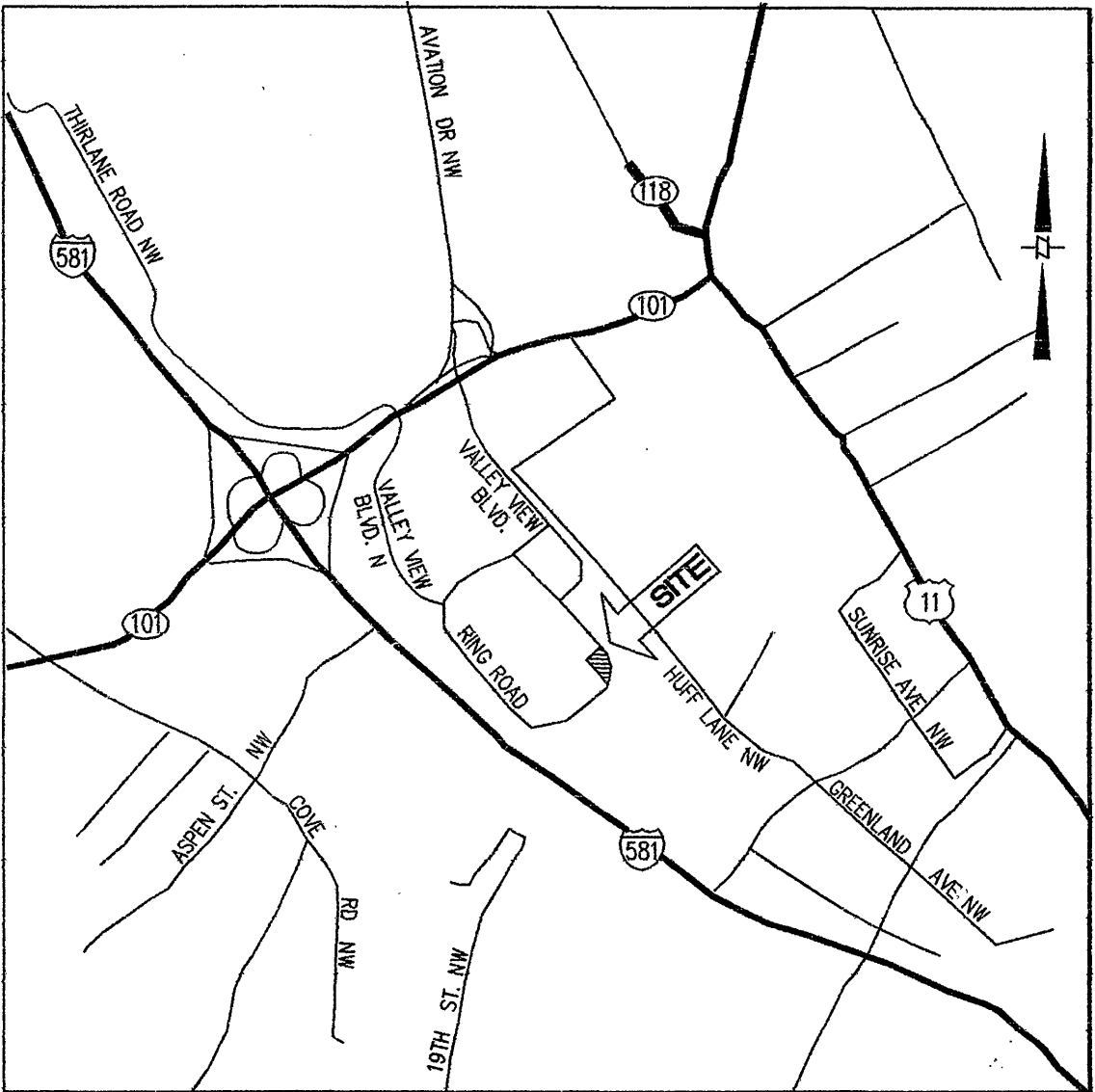
PREPARED BY :

The **RBA** Group
ENGINEERS • ARCHITECTS • PLANNERS

7164 COLUMBIA GATEWAY DRIVE
SUITE 205
COLUMBIA, MARYLAND 21046
(410) 312-0966

DEVELOPER/OWNER:
TRAMMELL CROW COMPANY
1900 INTERSTATE TOWER
121 WEST TRADE STREET
(704) 331-2538

LOCATION MAP



ROANOKE, VIRGINIA
SCALE: 1"=2000'

LEGEND

LEGEND	EXISTING	PROPOSED	ABBREVIATIONS
CENTERLINE (WITH +25' TICS)	SEE SHEET C-2		R/W = RIGHT-OF-WAY
PROPERTY LINE			PL = PROPERTY LINE
CURB			INTX = INTERSECTION
GRADE CONTOUR			AHD = AHEAD
SPOT ELEVATION			BK = BACK
CURVE NUMBER			PC = POINT OF CURVATURE (HORIZONTAL)
FLARED END SECTION			PVC = POINT OF CURVE (VERTICAL)
HEADWALL			PT = POINT OF TANGENCY (HORIZONTAL)
STORM SEWER			PVT = POINT OF TANGENCY (VERTICAL)
YARD INLET			PI = POINT OF INTERSECTION
STANDARD INLET			DELTA = INTERNAL ANGLE
CURB INLET			R = RADIUS OF CURVE
STORM WATER MANHOLE			ARC = LENGTH OF CURVE
GENERAL CLEAN OUT			TAN = TANGENT OF CURVE LENGTH
SANITARY SEWER LINE AND MANHOLE			CHD LEN = LENGTH OF CHORD
DOMESTIC WATER LINE			CHD BRG = CHORD BEARING
FIRE LINE			Q = CENTERLINE
WATER METER			S.S.E. = SANITARY SEWER EASEMENT
TELEPHONE LINE			F.F.E. = LOWEST FINISH FLOOR ELEVATION
CABLE TV			MH = MANHOLE (STORM)
FIRE HYDRANT			SMH = MANHOLE (SEWER)
WATER LINE TEE			CI = COMBINATION INLET
GATE VALVE			YI = YARD INLET
PLUG (WITH 2" BLOW OFF VALVE)			HW = HEAD WALL
DOUBLE DETECTOR CHECK WITH BACKFLOW PREVENTOR			FES = FLARED END SECTION
IRRIGATION CUT OFF VALVE			RCP = REINFORCED CONCRETE PIPE
POWER POLE			CMP = CORRUGATED METAL PIPE
GAS METER			PVC = POLYVINYL CHLORIDE PIPE OR POINT OF VERTICAL CURVE
GAS LINE			DIP = DUCTILE IRON PIPE
CHAIN LINK FENCE			C&G = CURBS AND GUTTER
FILTER FENCE			PROP = PROPOSED
WOOD FENCE			TC = TOP OF CURB
TRANSFORMER			BC = BOTTOM OF CURB
RETAINING WALLS			TW = TOP OF WALL
STRUCTURE NUMBER			BW = BOTTOM OF WALL
REFER TO PROFILE SHEETS (INLETS AND MANHOLES)			SY = SQUARE YARD
LIMITS OF DISTURBANCE			SF = SQUARE FEET
PROPOSED TREE (TYPICAL)			CF = CUBIC FEET
SINGLE HEAD LIGHT			CY = CUBIC YARD
DOUBLE HEAD LIGHT			CFS = CUBIC FEET PER SECOND
YARD LIGHT			V = VELOCITY
COORDINATE NUMBER			Smin = MINIMUM FRICTION SLOPE
DETAIL CALL-OUT			N = NORTH
			CSF = GROSS SQUARE FEET
			ASPH = ASPHALT
			D.O.T. = DEPARTMENT OF TRANSPORTATION
			C.O. = GENERAL CLEAN OUT
			STD = STANDARD
			LP = LOW POINT
			HP = HIGH POINT
			EOP = EDGE OF PAVEMENT

MILESTONES

DATE	DESCRIPTION
10/19/98	SUBMITTAL TO CITY
	OCT 22 1998
	CITY OF ROANOKE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

CITY APPROVAL SIGNATURE BLOCK

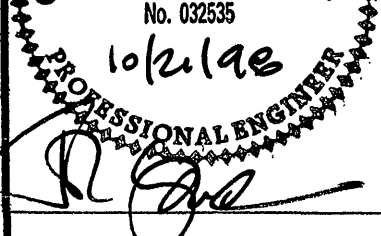
AGENT TO THE PLANNING COMMISSION

CITY ENGINEER

DATE

DATE

REVISIONS



DATE: 10/19/98
JOB NUMBER: M2148.00
FILE NUMBER: 2148COV
PLOTTED: 10/16/98
DRAWN BY: RJ

TITLE SHEET

SHEET C-1
1 of 14