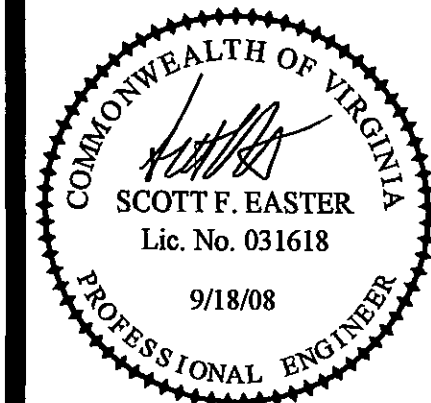




**ACS
DESIGN**

ENGINEERING • SURVEYING
LANDSCAPE ARCHITECTURE
CONSTRUCTION MANAGEMENT

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**ZAQS MORNINGSIDE PLAZA
1602 9TH STREET, SE
ROANOKE, VIRGINIA**

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DRAWN BY: CLK
DESIGNED BY: CLK
CHECKED BY: SFE
DATE: 13 MAY 2008
JOB NUMBER: 06028

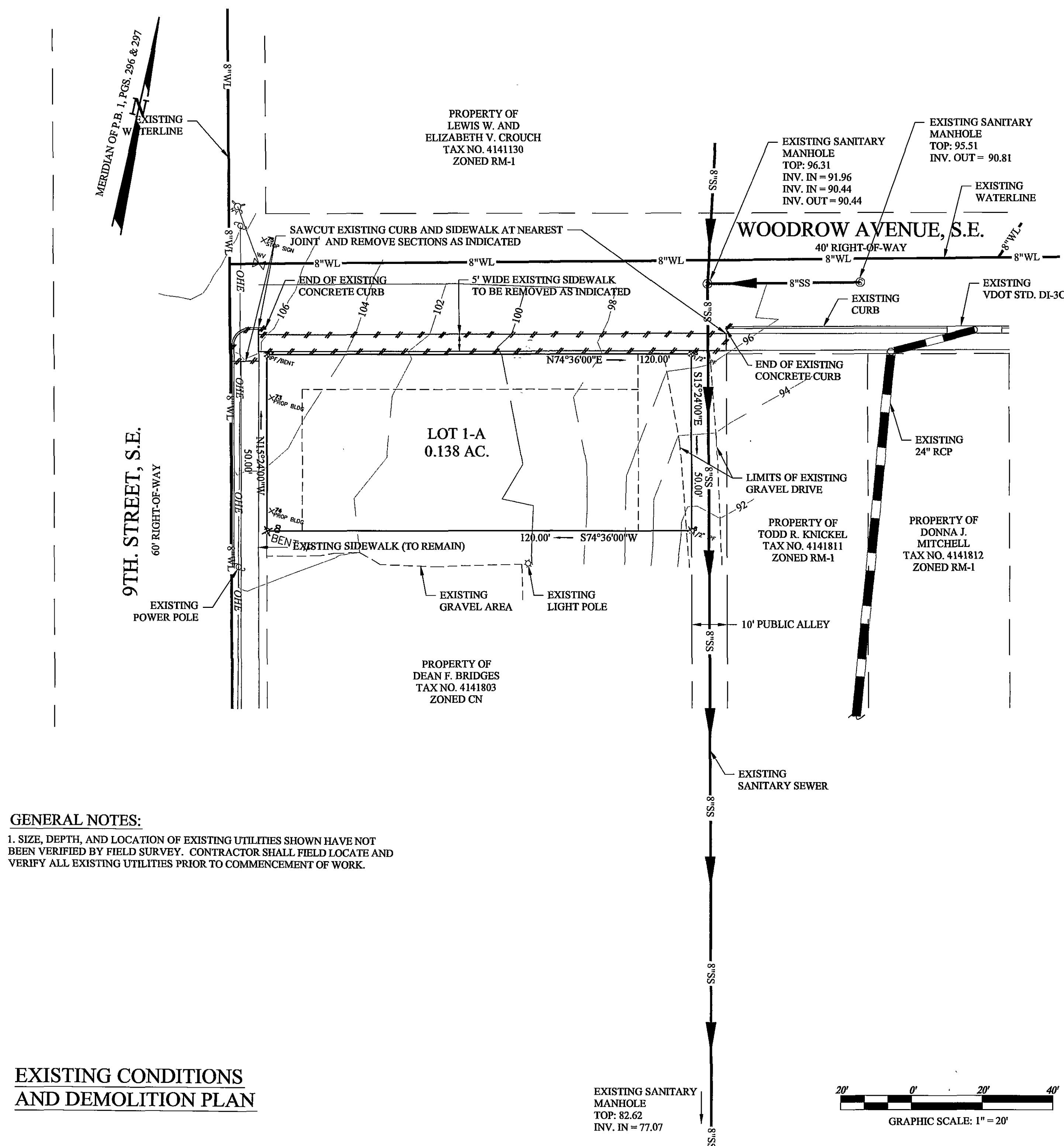
REVISIONS:
No. 1 18 AUGUST 2008
PER ROANOKE CITY COMMENTS
No. 2
No. 3
No. 4

SHEET NO.:
C1.2

EXISTING CONDITIONS,
DEMOLITION, AND
DIMENSIONAL PLAN

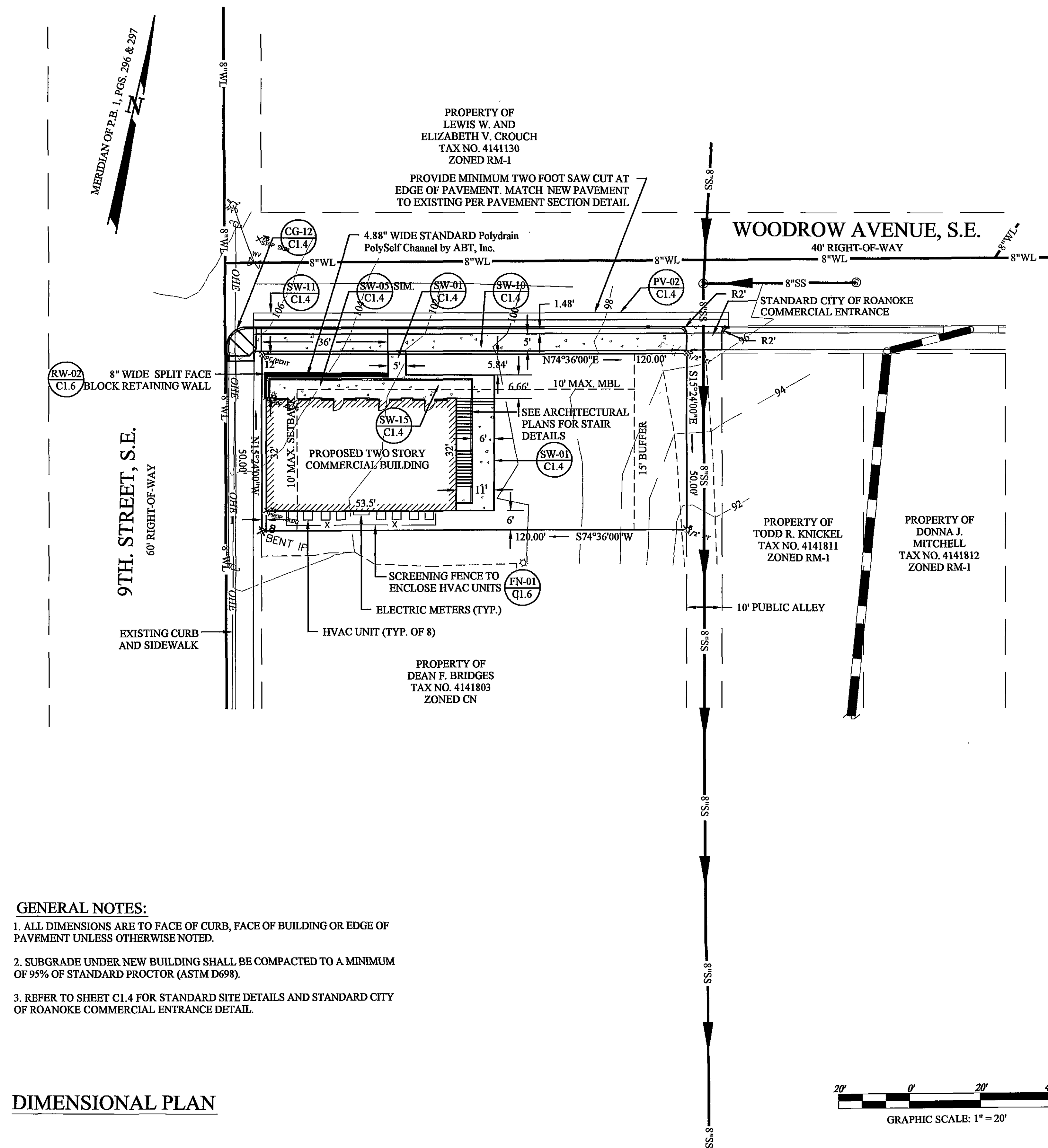
Lot 1-A Morningside Heights Site Summary

1. AREA: The area of the site is 6,000 SF or 0.138 Acres
2. TAX MAP NUMBER: 4141801
3. USE: General Service establishment, not otherwise listed.
4. ZONING: CN, Commercial Neighborhood District.
 - a. Front Yard Maximum: 10 feet maximum
 - b. Rear Yard Minimum: N/A
 - c. Side Yard Minimum: 15 feet buffer; (TYPE C)
 - d. Building Height: 45 feet maximum
 - e. Floor Area Ratio: N/A
 - f. Impervious surface ratio: 100% maximum
6. PARKING:
 - Parking Required: Not applicable as property is zoned CN
 - Parking Provided: On-street parking on Woodrow Avenue = 120'/20' = 6 spaces
Total = 6 spaces
7. Off-street loading space: Not Required.
8. See Appendix B in Zoning Ordinance for general requirements for comprehensive development plans and landscaping plans.



GENERAL NOTES:

1. SIZE, DEPTH, AND LOCATION OF EXISTING UTILITIES SHOWN HAVE NOT BEEN VERIFIED BY FIELD SURVEY. CONTRACTOR SHALL FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. SUBGRADE UNDER NEW BUILDING SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR (ASTM D698).
3. REFER TO SHEET C1.4 FOR STANDARD SITE DETAILS AND STANDARD CITY OF ROANOKE COMMERCIAL ENTRANCE DETAIL.