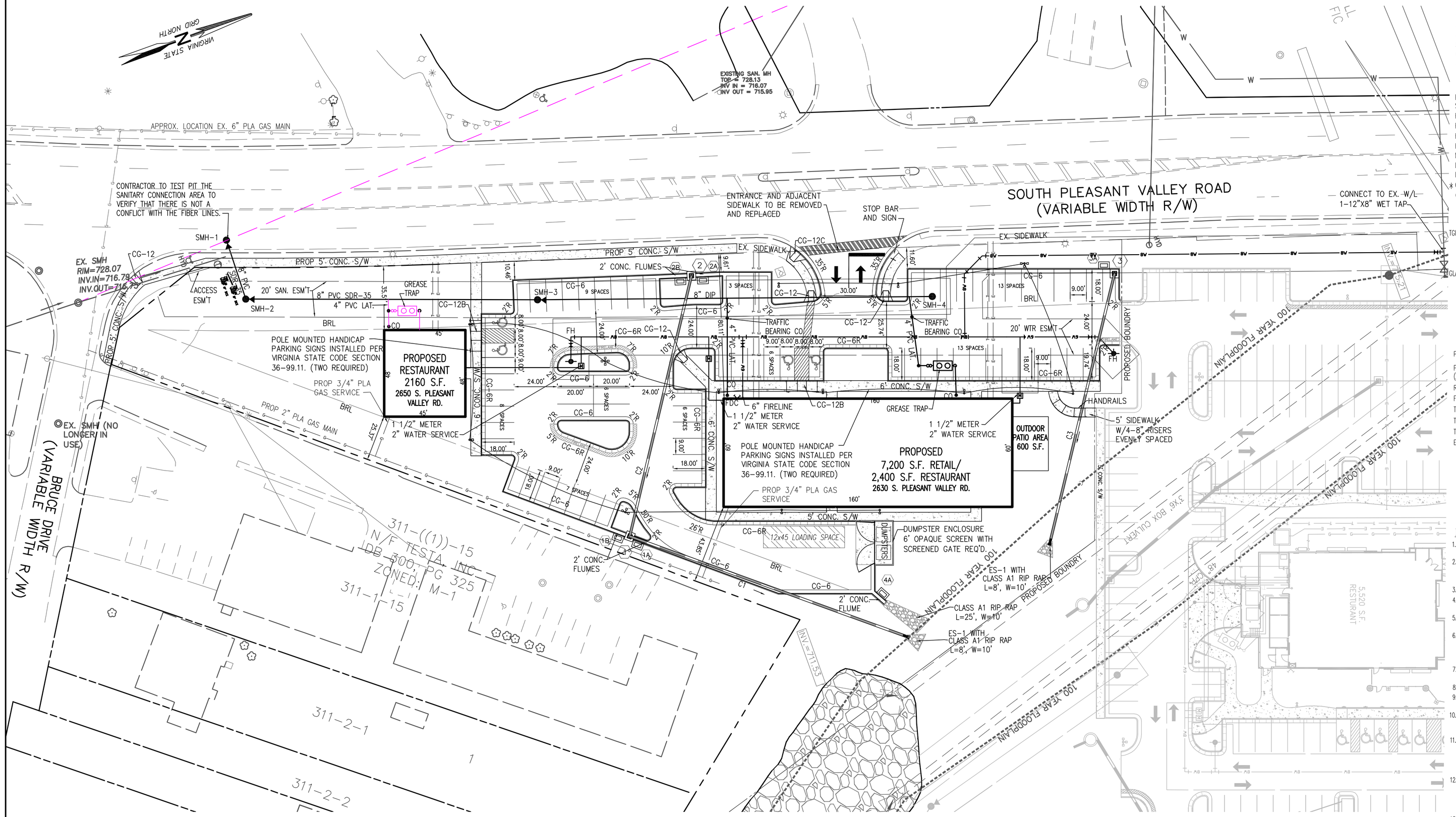



## PROJECT SUMMARY

| | |
|---|---|
| TAX IDENTIFICATION NUMBER | 292-2-3 |
| EXISTING PARCEL AREA | 5.643 ACRES |
| DEVELOPED SITE AREA | 2.04 ACRES |
| ZONING | CM-1 |
| ADDRESS | 2630-2650 S. PLEASANT VALLEY ROAD |
| CURRENT USE | VACANT |
| PROPOSED USE | RETAIL/ RESTAURANT |
| DISTURBED AREA | 2.0 ACRES |

| SETBACKS | REQUIRED | PROVIDED |
|---|---|---|
| FRONT (PLESANT VALLEY) | 35' | 35.40' |
| SIDE | 10' | 24.40' |
| REAR | 25' | 44.39' |
| PARKING | 5' | 10' |
| BUILDING HEIGHT | 35' (MAX.) | 28'(+/-) |

| | |
|---|---|
| FLOOR AREA BUILDINGS | 11,800 SQ.FT. |
| MINIMUM LANDSCAPED AREA | 15% - 13,068 SF |
| LANDSCAPE AREA PROVIDED | 47% - 40,946 SF * |
| IMPERVIOUS AREA | 45,880 SF |

* OPEN SPACE CALCULATIONS INCLUDES GRASS AREAS ONLY.
OPEN SPACE CALCULATIONS BASED ON DEVELOPED SITE AREA

| PARKING | REQUIRED | PROVIDED |
|---|---|---|
| TGI FRIDAY'S | | |
| RESTAURANT, 1/100 SQ. FT. | 67 | 184 |
| STANDARD SPACES | 64 | 178 |
| HANDICAP SPACES | 3 | 6 |
| LOADING SPACES | 1 | 1 |
| GLAIZE - PLEASANT VALLEY ROAD | | |
| 5,160 S.F. RESTAURANT, 1/100 SQ. FT. | 52 | 42 |
| 7,200 S.F. RETAIL, 1/200 SQ. FT. | 36 | 29 |
| STANDARD SPACES | 84 | 67 |
| HANDICAP SPACES | 4 | 4 |
| LOADING SPACES | 1 | 1 |
| TOTAL SPACES | 155 | 255 |

| | |
|---|---|
| PAVEMENT AREA (S.F.) | 30,795 |
| PARKING AREA TREES REQUIRED (AT 1/2000 S.F. PAVEMENT) | 16 |
| ROAD FRONTAGE | 585 FT. |
| FRONTAGE TREES REQUIRED | 17 |
| TREES REMOVED (8" DIA. OR LARGER) | 0 |
| TREES REQUIRED | 33 |
| TREES PROVIDED | 33 |
| EX. TREES PRESERVED | 0 |

## NOTES:

1. ALL SIGNS INSTALLED ON THE PROPERTY WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF WINCHESTER ZONING ORDINANCE.
2. SIGNS- SHALL BE LOCATED 3 FT. FROM FACE OF CURB AND 10 FT. FROM PROP. LINES AND SHALL PROJECT NO CLOSER THAN 5' FROM PROP. LINES. MAX. SIGN HEIGHT= 25'. MAX. SIGN AREA= 75 S.F.
3. ALL LIGHTING IS TO BE CONTROLLED TO PREVENT OFF-SITE GLARE.
4. ALL REQUIRED EGRESS SHALL BE HANDICAP ACCESSIBLE TO MINIMUM EXTERIOR LANDING, AND SOX OF THE ENTRANCES SHALL BE ACCESSIBLE.
5. HANDICAPPED SPACES AND ACCESSIBLE ROUTES MAY NOT HAVE CROSS SLOPES OF MORE THAN 1:50. THE ACCESSIBLE ROUTE SLOPE CANNOT EXCEED 1:20. (ANSI 117.1, 403.3)
6. ACCESSIBLE PATHS OF TRAVEL INCLUDING PARKING SPACES, LOADING SPACES, DOOR APPROACHES, RAMPS AND CURB RAMPS, SHALL COMPLY WITH THE 2003 VIRGINIA UNIFORM STATEWIDE BUILDING CODE, 2003 INTERNATIONAL BUILDING CODE, CHAPTER 11 AND ICC-A117.1.-03.
7. NO STEEP SLOPE, WETLANDS, WOODLAND OR OTHER ENVIRONMENTAL FEATURES EXIST.
8. ALL UTILITIES TO BE PLACED UNDERGROUND
9. ALL FIRE LANES TO BE MARKED AND POSTED PER CITY OF WINCHESTER FIRE DEPARTMENT REQUIREMENTS.
10. FIRELANE MARKING SHALL BE PROVIDED AT ALL FIRE HYDRANT AND THE F.D.C. THE STRIPING CURB PAINTING AND SIGNAGE SHALL MEET THE REQUIREMENTS OF THE FIRE DEPARTMENT.
11. BUILDINGS SHALL COMPLY WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND SECTION 309, OF THE INTERNATIONAL BUILDING CODE/2003. OTHER CODE THAT APPLIES IS IBC AND ICC A117.1-03 ACCESSIBLE & USABLE BUILDINGS AND FACILITIES.
12. NOTE SPECIAL INSPECTION REQUIREMENTS OF CHAPTER 17 OF BOCA SHALL APPLY TO THIS TYPE OF STRUCTURE. (SOILS, CONCRETE, STEEL ETC.) STRUCTURAL PLANS SUBMITTED FOR PERMIT APPLICATION SHALL BE SEALED BY A VIRGINIA LICENSED DESIGN PERSON.
13. CONSTRUCTION MAY NOT BEGIN UNTIL PLANS HAVE BEEN APPROVED AND A PRECONSTRUCTION MEETING HAS BEEN HELD.
14. AS-BUILTS ARE REQUIRED FOR THIS PROJECT.
15. UTILITY AVAILABILITY FEES ARE APPLICABLE FOR THIS PROJECT.

| NO. | DESCRIPTION | DATE | REQ'D | REW'D | APR'D | DATE |
|---|---|---|---|---|---|---|
| 6 | REVISED W/L LAYOUT | 09/09/09 | JMM | | | |
| 5 | ADDED NOTE FOR SANITARY SEWER | 05/29/09 | JMM | | | |
| 4 | REVISED SANITARY SEWER | 05/20/09 | JMM | | | |
| 3 | ADDRESSED AGENCY COMMENTS | 05/17/07 | JMM | | | |
| 2 | ADDRESSED AGENCY COMMENTS | 04/12/07 | JMM | | | |
| 1 | ADDRESSED AGENCY COMMENTS | 01/31/07 | JMM | | | |

REVISION

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
RONALD A. HISS, JR.
025574


Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
14532 Lee Road
Chantilly, VA 20151-1679
T 703.449.6700
F 703.449.6714


PHR+A

# SITE PLAN

TITLE

PROJECT
GLAIZE PLEASANT VALLEY ROAD COMMERCIAL
DISTRICT
CITY OF WINCHESTER, VA.

| | | | |
|---|---|---|---|
| DESIGN | JMM | SURVEY | PHR+A |
| DRAWN | JMM | DATE | DEC. 22, 2006 |
| CHECKED | RAM | SCALE | 1" = 30" |
| FILE NO. | 12578-1-6 | CAT. NO. | C402SIT |
| | | SHEET | 3 OF 9 |

**Storm Structure Summary**

| Str. No. | Inv. In | Inv. Out | Inv. In. | Inv. In. | Top Elv. | Type | Throat | H Str top to Cul out INV (ft.) | H(req'd) |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 719.02 | 718.82 | -- | -- | 724.33 | DI-1 | -- | 4.4 | 3.9 |
| 2 | -- | 720.13 | -- | -- | 723.75 | DI-1 | -- | 3.2 | 2.8 |
| 3 | -- | 719.06 | -- | -- | 722.77 | DI-1 | -- | 3.7 | 2.8 |

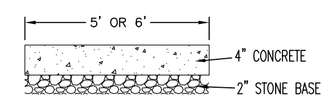
**Culvert Summary** — n(cpp) =0.012; n(rcp) =0.013

| starting str | Culvert | Inv. In | Inv. Out | L(ft) | D(in.) | S(%) | Type | Q (des) cfs | q(10)cfs | Velocity ft/sec | to | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1-outfall | 718.82 | 717.36 | 148 | 15 | 0.98 | CPP | 6.95 | 3.41 | 5.26 | Str. | outfall |
| 2 | 2-1 | 720.13 | 719.02 | 163 | 15 | 0.68 | CPP | 5.80 | 2.16 | 3.87 | Str. | 1 |
| 3 | 3-outfall | 719.06 | 716.00 | 153 | 15 | 2.00 | CPP | 9.91 | 1.34 | 5.01 | Str. | outfall |

All CPP Culverts to be Grumpler Smooth Core or equivalent

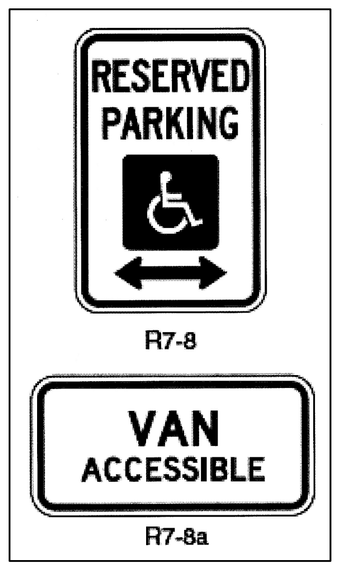
**FILTERRA Stormwater Treatment Structure Summary**

| Str. No. | Length | Width | Top Elv. |
|---|---|---|---|
| 1A | 6 | 4 | 724.44 |
| 1B | 6 | 4 | 724.44 |
| 2A | 8 | 6 | 724.36 |
| 2B | 6 | 4 | 724.36 |
| 3A | 6 | 4 | 722.89 |
| 4A | 8 | 6 | 724.93 |




PROPOSED SIDEWALK SECTION
N.T.S.

NOTE:
Handicapped parking areas shall be clearly marked with handicapped parking signs that are 12"x18". These parking area shall also include a van accessible sign (12"x6") as seen below with a van. These signs shall be mounted on a square tube steel sign post.




**FIRE LANES REQUIREMENTS:**
Fire Lane markings and signage is required at all fire hydrants, fire department connections, curbing not delineated as parking, and all normal and emergency access points to the structure. The contractor shall coordinate with the Fire Marshall to ensure these requirements are satisfied.

## LEGEND

- PROPOSED REVERSE CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED STANDARD PAVED AREA (8" 21B/2" SM 12.5A)
- PROPOSED HEAVY DUTY PAVED AREA(8" 21B/3" BM-25.0/1.5" SM-12.5A)
- PROPOSED CONCRETE AREA
- PROPOSED GRASS AREA
- PROPOSED EASEMENT AREA
- ZONING BOUNDARY — ZB
- UTILITY PEDESTALS — T E
- EXISTING STORM DRAINAGE & STRUCTURE
- PROPOSED STORM DRAINAGE & STRUCTURE
- PROPOSED WATER MAIN — W
- EXISTING WATER MAIN — W
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE & BOX — W
- EXISTING SAN. SEWER AND MANHOLE — S
- PROPOSED UNDERGROUND ELECTRIC SERVICE — E
- PROPOSED UNDERGROUND TELEPHONE SERVICE — T
- PROPOSED GAS SERVICE — G