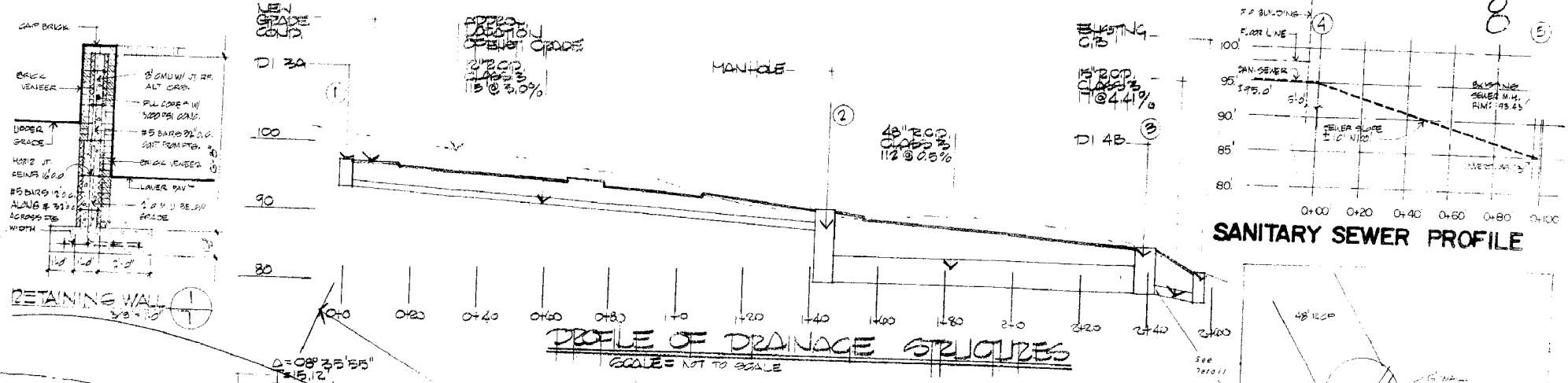


GENERAL CONSTRUCTION NOTES

- WORK SHALL BE SUBJECT TO INSPECTION BY ALBEMARLE COUNTY SERVICE AUTHORITY INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER SERVICE AUTHORITY OFFICIALS AT THE START OF WORK.
- THE LOCATION OF EXISTING UTILITIES ACROSS OR ALONG THE LINE OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL ON HIS OWN INITIATIVE LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY.
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS AS ADOPTED BY THE ALBEMARLE COUNTY SERVICE AUTHORITY OF NOVEMBER 24, 1994.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "MISS UTILITY" (1-800-333-7401).
- THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND REPORT ALL INCONGRUITIES TO THE ENGINEER AND/OR ARCHITECT.
- LANDSCAPE MATERIALS SHALL BE MAINTAINED IN A HEALTHY CONDITION MATERIALS THAT DIE SHALL BE REPLACED.
- SEEDING SPEC. SHALL BE OBTAINED AS IN THE SOIL EROSION AND SEDIMENTATION CONTROL REPORT.
- ALL DISTURBED AREAS WILL BE RESEED TO SPEC. OR OTHERWISE STABILIZED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALBEMARLE COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE. NO AREA DISTURBED BY THIS CONSTRUCTION SHALL BE LEFT UNSTABILIZED FOR A TIME PERIOD GREATER THAN 60 DAYS.
- A 30' x 30' GRAVEL PAD SHALL BE MAINTAINED AT THE ENTRANCE TO THE SITE DURING THE CONSTRUCTION PERIOD TO CLEAN MUD AND DEBRIS FROM THE TIRES OF DEPARTING VEHICLES. ALL EXTERIOR LIGHTING SHALL BE DIRECTED SO AS NOT TO DISTURB ADJACENT SITES.
- PAVEMENT SPEC. SHALL BE AS PER THE ASSUMED 10000 S.F.M. WITH 1 1/2" OF 3/4" OR PRIME AND DOUBLE SEAL.



DRAINAGE STRUCTURES				
ID	TYPE	INVERT	OUTLET	AREA
1	D-3A	91.73	93.78	2.5
2	M.H.	92.21	92.90	
3	D-4B	88.31	91.31	14

OWNER & DEVELOPER
 BOBBI BOUGH
 225 EZZELL ROAD WEST
 CHARLOTTEVILLE, VA 22901

SURVEY & TOPOGRAPHY BY
 B. JOHNSON
 CHARLOTTEVILLE, VA.

ENGINEERING BY
 MONTABELLO PROPERTY & INVESTMENT CO. LTD.
 CHARLOTTEVILLE, VA.

SITE ANALYSIS & LAND USE DATA

PROPOSED USE: RETAIL & FURNITURE SALES
 TOTAL SITE AREA: 0.918 ACRES (40,001 SF)
 TAX MAP: 61M - PARCEL 2, ALBEMARLE COUNTY, VIRGINIA
 SOURCE OF TITLE: DEED BOOK 197, P. 249

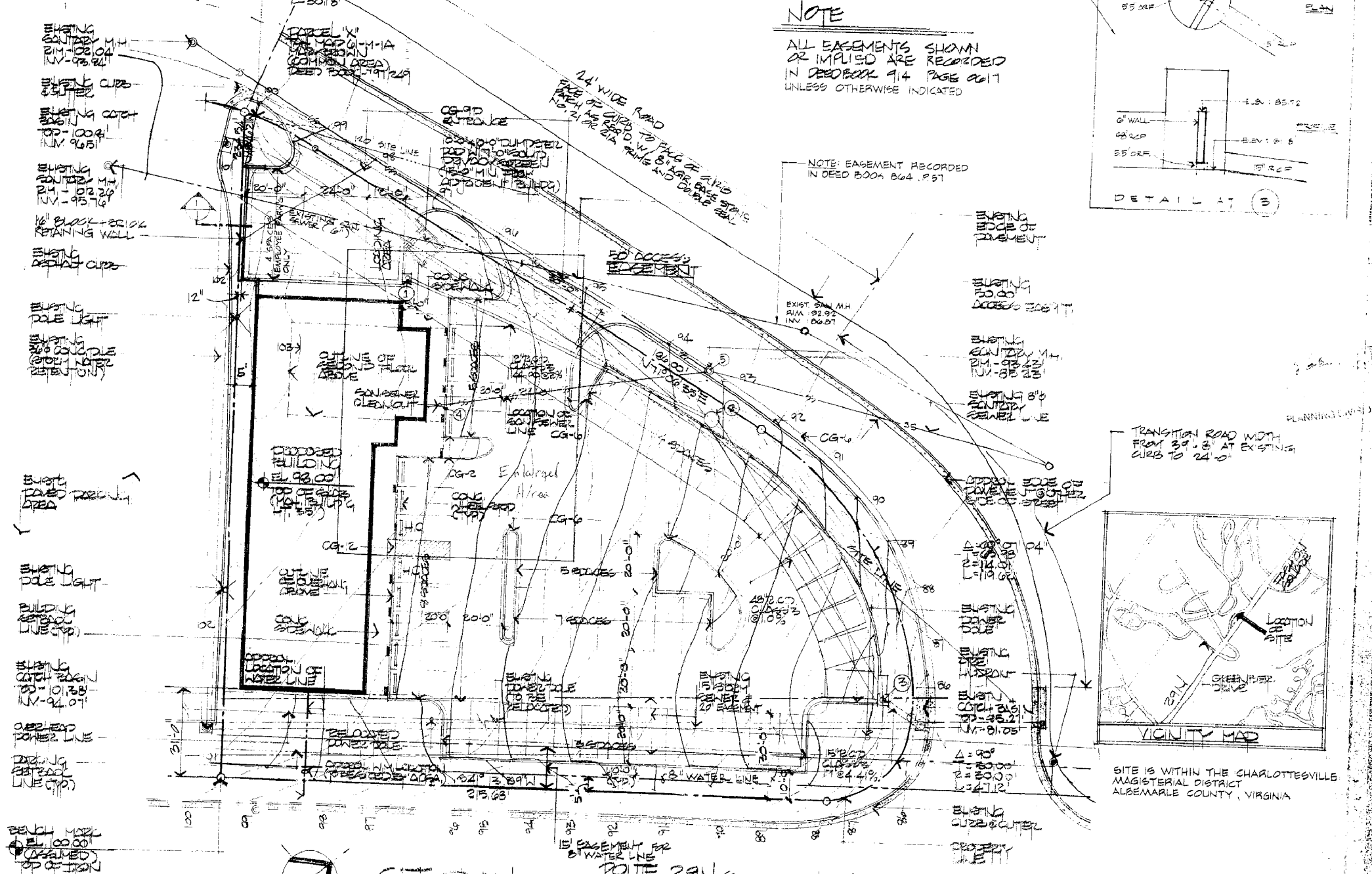
GROSS FLOOR AREA:
 FIRST FLOOR - 7840 SF
 SECOND FLOOR - 1742 SF
 TOTAL - 9582 SF

CURRENT ZONING: C-1, CHARLOTTEVILLE MAGISTERIAL DISTRICT
CURRENT USE: VACANT
SECOND FLOOR USE: FURNITURE STORE ONLY

PARKING REQUIRED:
 RETAIL: 4428 SF, 75% = 3321 SF + 100 SF = 33 CARS
 FURNITURE: 5134 SF, 75% = 3850 SF + 400 SF = 10 CARS
 9582 SF (GROSS) 7187 SF (NET) 4500-48 CARS

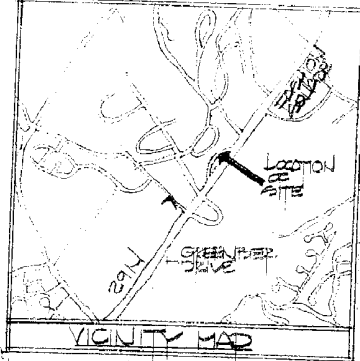
PARKING PROVIDED:
 LOADING - 1
 HANDICAPPED - 2
 PARKING SP - 54
 57 SPACES PROVIDED

TOTAL BUILDING COVERAGE (INCLUDING COVERED WALK): 3,108 SF (22.77%)
TOTAL OPEN SPACE: 8,061 SF (20.15%)
PAVEMENT (INCLUDING WALKS): 22,832 SF (57.08%)
 40,001 SF



NOTE
 ALL EASEMENTS SHOWN OR IMPLIED ARE RECORDED IN DEED BOOK 914 PAGE 0617 UNLESS OTHERWISE INDICATED

DETAIL A



SITE IS WITHIN THE CHARLOTTEVILLE MAGISTERIAL DISTRICT ALBEMARLE COUNTY, VIRGINIA

SITE PLAN
 SCALE = 1" = 20.00'

SERVICE AUTHORITY	PLANNING DEPT.	ENGINEERING DEPT.	ZONING DEPT.	FIRE OFFICIAL	VA HEALTH DEPT.	VA DEPT. OF HIGHWAYS AND TRANSPORTATION
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