

SITE ADDRESS:
2702 - 2726 LEE HIGHWAY
TROUTVILLE, VA 24175

OWNER:
MARTLET GROUP PROPERTIES, LLC
PO BOX 250
TROUTVILLE, VA 24175
CONTACT: BOBBY STEWART, 540-537-4558

ENGINEER:
CIVIL CONSULTING GROUP, P.C.
3688 COUNTRY CLUB ROAD
TROUTVILLE, VIRGINIA 24175
TELEPHONE: (540) 992-2242
FAX: (540) 992-3463

SURVEYOR:
GREEN FOREST SURVEYS
5546 N LEE HIGHWAY
FAIRFIELD, VA 24435
TELEPHONE: (540) 261-1077

ZONING:

TAX MAP# 101-175A
ZONE: SC, GATEWAY CROSSING OVERLAY DISTRICT
VALLEY DISTRICT

TOTAL AREA 6.967 ACRES
REQUIRED SETBACKS:
SIDE AND REAR: 10'
FRONT: 25'

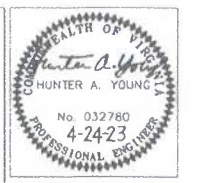
NO ADDITIONAL OR CHANGE IN LIGHT FIXTURES TYPES
ARE PLANNED WITH THESE IMPROVEMENTS.

AS SHOWN IN THE PARKING TABULATION BELOW, WITH THE PROPOSED BINGO AND BATTING CAGES, THE TOTAL PARKING REQUIRED IS 271 SPACES AND THE EXISTING PARKING LOT HAS 271 SPACES. THE EXISTING SPACES ARE LARGER THAN THE PRESENT-DAY STANDARD OF 8.5'X18'.

THIS SHEET IS FOR SPECIAL EXCEPTION PERMIT ONLY.

PARKING ANALYSIS

Business Name	Category	Parking Spaces Req'd. by ZD			Category 1 Required Parking			Parking Spaces Req'd. by ZD			Category 2 Required Parking			Total Req'd. Parking						
		Quantity	Unit	Unit	Number	Unit	Unit	Quantity	Unit	Quantity	Unit	Unit	Parking	Unit						
Prestige Gymnastics Academy	School, Commercial	40	students	x	1	per	20	0 spaces	+	1	per	employee	x	3	employees	23.0	spaces			
Bobby Stewart Office	Office	1475	sf	x	1	per	300	sf	=	4.8	spaces	+	1	per	employee	x	3	employees	7.8	spaces
Great Impressions Hair/Tanning	Salon	1500	sf	x	1	per	300	sf	=	5.0	spaces	+	NA	NA	NA	x	NA	NA	5.0	spaces
H&R Block Tax Prep	Office	1500	sf	x	1	per	300	sf	=	5.0	spaces	+	1	per	employee	x	3	employees	8.0	spaces
Dollar General Market	Convenience Store	2450	sf	x	1	per	300	sf	=	12.0	3 spaces	+	NA	NA	NA	x	NA	NA	12.0	3 spaces
Sports Academy	School, Commercial	40	students	x	1	per	20	0 spaces	+	1	per	employee	x	3	employees	23.0	spaces			
Bingo and Batting Cages	Theater (assumed)	175	seats	x	1	per	3	seats	=	58.7	spaces	+	NA	NA	NA	x	NA	NA	58.7	spaces
Elite Nails	Salon	1547	sf	x	1	per	300	sf	=	5.2	spaces	+	NA	NA	NA	x	NA	NA	5.2	spaces
Vacant (assume Tanning Salon)	Former Tanning Salon	1368	sf	x	1	per	300	sf	=	4.6	spaces	+	NA	NA	NA	x	NA	NA	4.6	spaces
Bella's	Restaurant	4000	sf	x	1	per	100	sf	=	30.0	spaces	+	NA	NA	NA	x	NA	NA	30.0	spaces
Best Work	Restaurant	1547	sf	x	1	per	100	sf	=	15.5	spaces	+	NA	NA	NA	x	NA	NA	15.5	spaces
													Subtotal Required Parking	300.2						
													10' Gateway Crossing Reduction	-29.2						
													TOTAL PARKING REQUIRED	271.0						
													EXISTING TOTAL PARKING PROVIDED	271.0						



Civil Consulting Group, P.C.
ENGINEERING DESIGN & ANALYSIS
3688 Country Club Road
Troutville, VA 24175
540-992-2242 Voice
540-992-3463 Fax

Issued	APRIL 2023
Designed	HAY HAY
Drawn	HAY HAY
Date	

Revisions	

MOUNTAIN VIEW PLAZA
TRAFFIC CIRCULATION IMPROVEMENTS
**SPECIAL EXCEPTION PERMIT
CONCEPT PLAN**
BOTETOURT COUNTY, VIRGINIA

Horizontal Scale
AS SHOWN

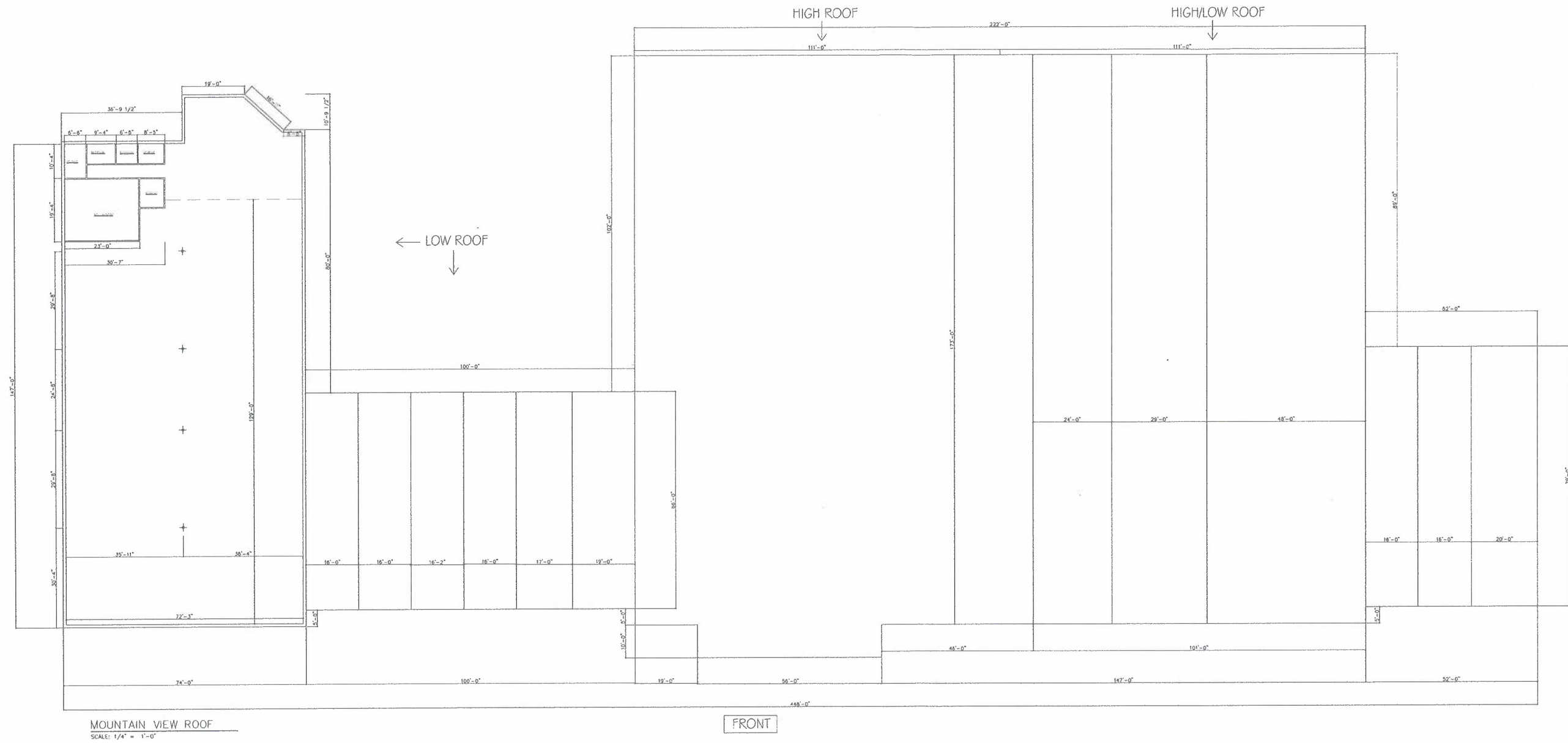
Vertical Scale
N.A.

Commission Number
1231

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SEP-1



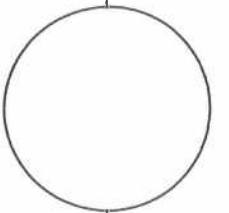
TAS DESIGN, INC
 2507 BLUFF ROAD
 ROANOKE, VA 24014
 Tel: 540.400.7889



MOUNTAIN VIEW ROOF
 SCALE: 1/4" = 1'-0"

FRONT

MOUNTAIN VIEW PLAZA
 TROUTVILLE, VA 24176
 BOBBY STEWART



REVISIONS
 1-

ROOF PLAN

DRAWN BY
 DS
ISSUE
 11.04.23
PROJECT NO.
 2347

