

PRELIMINARY SITE PLAN

CITY, STATE - STREET:
SUTHERLAND, VA - COX ROAD

PROTOTYPE: DGHP C	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF: 10,640	COMPANY: RHETSON COMPANIES	COMPANY: SUMMIT ENGINEERING	04/19/2022
ACREAGE: 2.51 AC±	NAME: ALAN CAGLE	NAME: MATT HASTINGS	
PARKING SPACES: 36	PHONE #: (919) 944-0881	PHONE #: (434) 579-4604	

NOTES:

1. PROPERTY CONSISTS OF PORTION (APPROXIMATELY +/- 2.51 AC: SUBJECT TO SURVEY) OF ONE (1) PARCEL; 20-3.
2. ZONED: A-2, AGRICULTURAL
3. REZONING TO B-2 REQUIRED.
4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
5. IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN.
6. ALL EASEMENTS NOT SHOWN.
7. THIS PLAN DOES NOT REPRESENT A CURRENT FIELD SURVEY.
8. STANDARD LIGHTING PACKAGE TO BE DESIGNED AND PROVIDED BY LED, LLC.
9. ZONING REQUIRES 1 PARKING SPACE PER 300 SF OF BUSINESS SPACE (36 SPACES PROVIDED).
10. A 25' LANDSCAPED BUFFER IS REQUIRED ALONGSIDE NON-REZONED PARCEL. ADDITIONALLY 10% TREE COVERAGE ON ENTIRE SITE REQUIRED. EXISTING TREES CAN BE UTILIZED. 5% LANDSCAPING COVERAGE REQUIRED IN PARKING LOT.
11. NOT FOR CONSTRUCTION.

