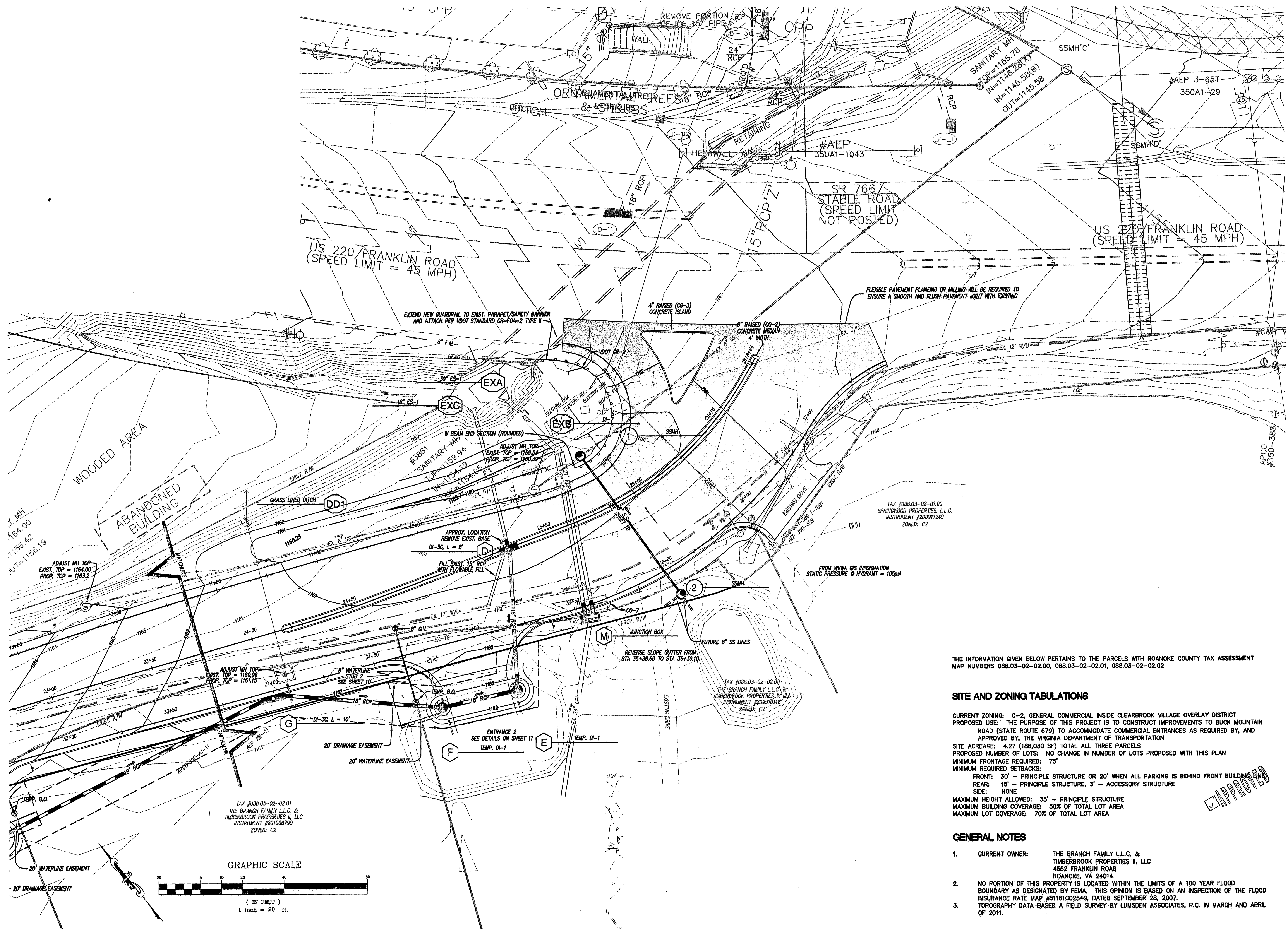




THE INFORMATION GIVEN BELOW PERTAINS TO THE PARCELS WITH ROANOKE COUNTY TAX ASSESSMENT MAP NUMBERS 088.03-02-02.00, 088.03-02-02.01, 088.03-02-02.02

SITE AND ZONING TABULATIONS

CURRENT ZONING: C-2, GENERAL COMMERCIAL INSIDE CLEARBROOK VILLAGE OVERLAY DISTRICT
PROPOSED USE: THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT IMPROVEMENTS TO BUCK MOUNTAIN ROAD (STATE ROUTE 679) TO ACCOMMODATE COMMERCIAL ENTRANCES AS REQUIRED BY, AND APPROVED BY, THE VIRGINIA DEPARTMENT OF TRANSPORTATION
SITE ACREAGE: 4.27 (186,030 SF) TOTAL ALL THREE PARCELS
PROPOSED NUMBER OF LOTS: NO CHANGE IN NUMBER OF LOTS PROPOSED WITH THIS PLAN
MINIMUM FRONTAGE REQUIRED: 75'
MINIMUM REQUIRED SETBACKS:
FRONT: 30' - PRINCIPLE STRUCTURE OR 20' WHEN ALL PARKING IS BEHIND FRONT BUILDING LINE
REAR: 15' - PRINCIPLE STRUCTURE, 3' - ACCESSORY STRUCTURE
SIDE: NONE
MAXIMUM HEIGHT ALLOWED: 35' - PRINCIPLE STRUCTURE
MAXIMUM BUILDING COVERAGE: 50% OF TOTAL LOT AREA
MAXIMUM LOT COVERAGE: 70% OF TOTAL LOT AREA

GENERAL NOTES

- CURRENT OWNER: THE BRANCH FAMILY L.L.C. & TIMBERBROOK PROPERTIES II, LLC
4552 FRANKLIN ROAD
ROANOKE, VA 24014
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #51161C0254G, DATED SEPTEMBER 28, 2007.
- TOPOGRAPHY DATA BASED A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. IN MARCH AND APRIL OF 2011.

GRADING PLAN

BUCK MOUNTAIN ROAD IMPROVEMENTS

PLANS PREPARED FOR
OWNERS OF TAX PARCEL NUMBERS:
088.03-02-02.00, 088.03-02-02.01, 088.03-02-02.02

SITUATED IN CAVE SPRING MAGISTERIAL DISTRICT
THE COUNTY OF ROANOKE, VIRGINIA

NO.	DATE	DESCRIPTION	1	2	3	4	5
1							
2							
3							
4							
5							

DATE: June 15, 2011
SCALE: 1" = 20'
COMMISSION NO: 05-351
SHEET 2 OF 13