

CONTRACT OWNER / DEVELOPER:

ATTN: GREG REED
WESTERN VIRGINIA WATER AUTHORITY
2012 S. JEFFERSON STREET
ROANOKE, VA 24014
Ph: (540) 853-5700
FX: (540) 850-1600

ENGINEER: ENGINEERING CONCEPTS
3433 BRAMBLETON AVENUE
SUITE 200B
ROANOKE, VA 24018
Ph: (540) 776-5715
Fax: (540) 776-8543

TAX PARCEL NO'S.	4060502
AREA OF DEVELOPMENT	(27.7 Ac.)
CURRENT ZONING	RS-3
CURRENT USE	WATER UTILITY COMPANY
PROPOSED USE	ADDITIONAL PARKING

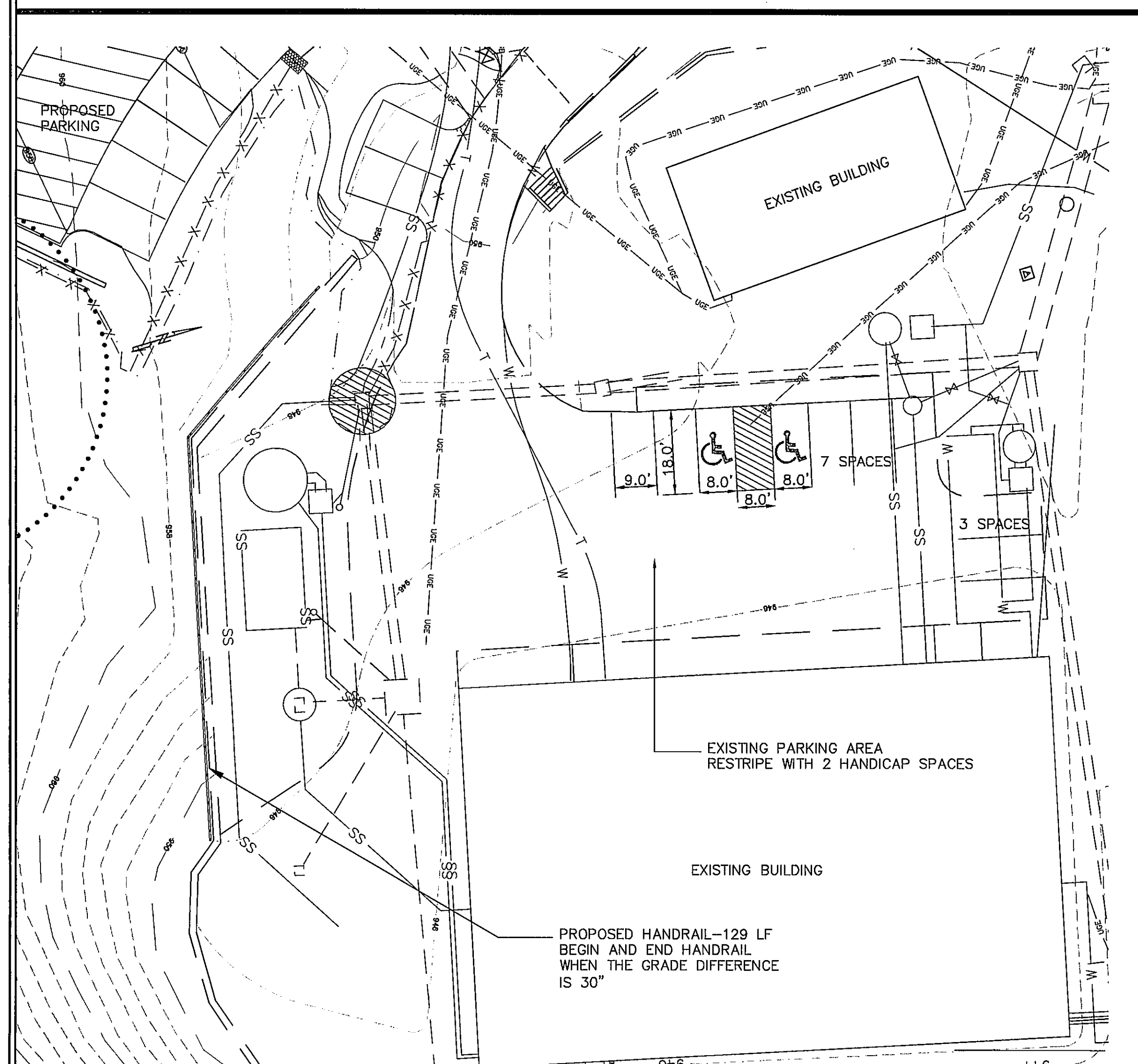
<u>MINIMUM REQUIREMENTS</u>	
MINIMUM LOT AREA	5,000 S.F.
PLATTED LOT AREA	27.7 AC
MINIMUM FRONTAGE	50 FEET
PLATTED FRONTAGE	2,200 FEET

<u>YARDS</u>	
MINIMUM FRONT YARD	30 FEET
MINIMUM REAR YARD	25 FEET
MINIMUM SIDE YARD	10' COMBINED, 4' MINIMUM

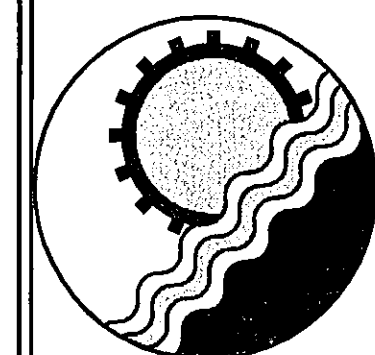
UTILITIES: WATER: WVWA
SEWER: WVWA
ELECTRIC: AMERICAN ELECTRIC POWER
CABLE: COX CABLE
GAS: ROANOKE GAS

MINIMUM 5% INTERIOR PARKING LOT AREA TO BE LANDSCAPED = 542 SF
PROVIDED = 806 SF

PARKING
TOTAL PARKING PROVIDED: 68 SPACES, INCLUDING 3 HANDICAP

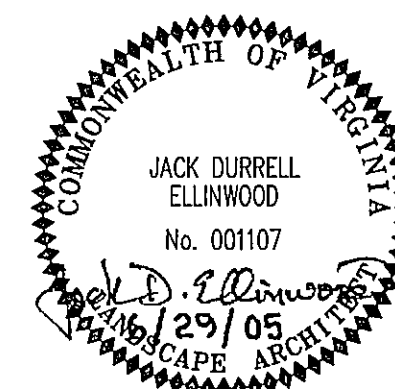
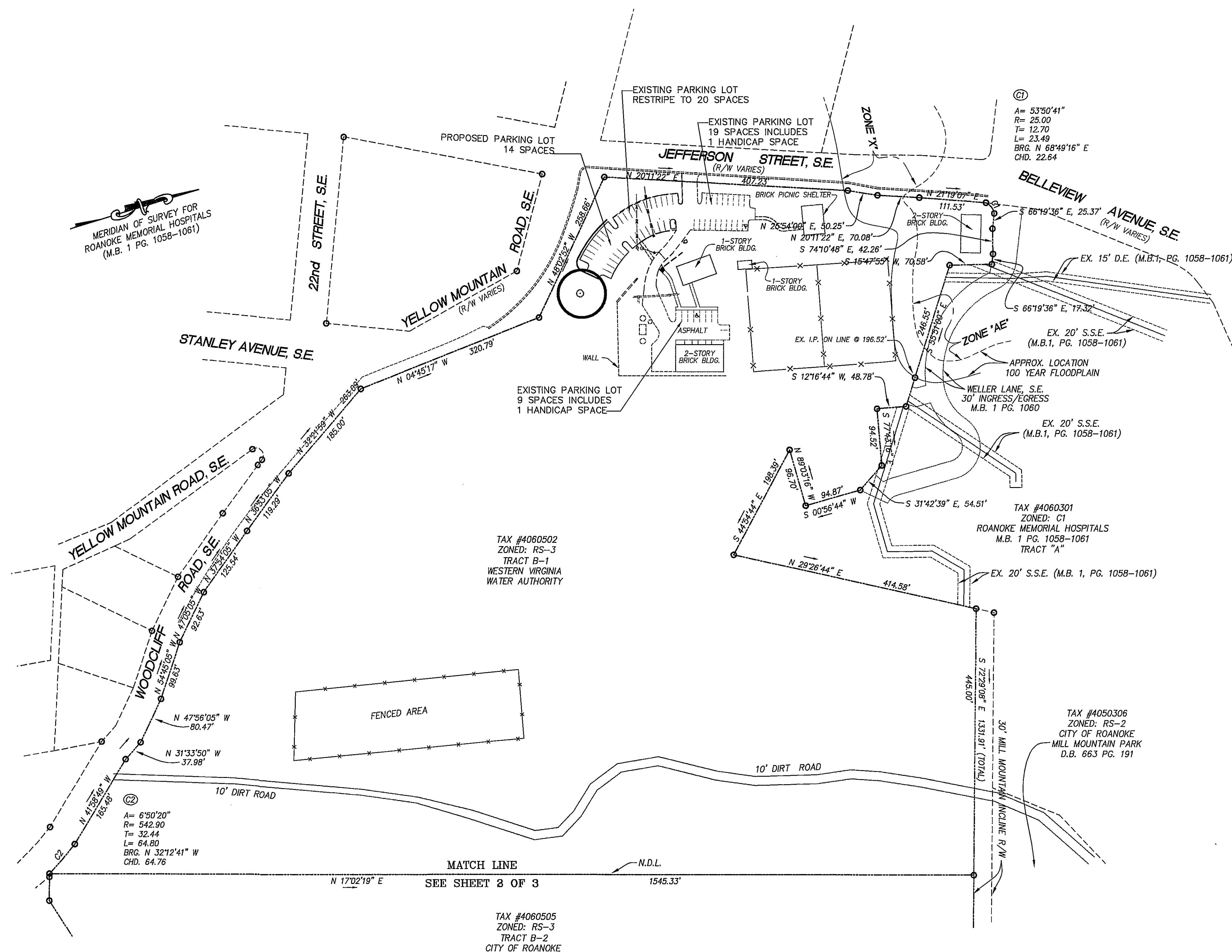


SCALE: 1"=20'



ENGINEERING CONCEPTS, INC.

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ROANOKE, VIRGINIA 24018
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No.	Revision	By	Appd.	Date	Drawn
△	REV PER CITY COMMENTS 7/5/05	DRB	JDF	8/1/05	DRB
					Designed JDF
					Checked JDF
					Approved JDF

WESTERN VIRGINIA WATER AUTHORITY
PARKING LOT EXPANSION

OVERALL & PARKING LOT DETAIL PLAN
ROANOKE, VIRGINIA

WVWA ID# 6L6GLJJ

SCALE: 1"=100'

PROJECT: 05052

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