

SITE SUMMARY

THE AREA OF THE SUBJECT SITE IS 0.298 ACRES.
THE SUBJECT SITE IS CURRENTLY ZONED
UF, URBAN FLEX
AND IS OFFICIALLY DESCRIBED AS TAX PARCEL 2112215
PROPOSED USE IS GENERAL OFFICE USE
ADJOINING PROPERTY ZONED: I-1 LIGHT INDUSTRIAL

BUILDING SETBACK REQUIREMENTS
FRONT YARD SETBACK = 0 FEET
SIDE YARD SETBACK = 0 FEET
REAR YARD SETBACK = 0 FEET

MAXIMUM HEIGHT OF BUILDING
MAX. BUILDING HEIGHT FOR PRINCIPAL STRUCTURE ALLOWED = 60 FEET

PARKING SCHEDULE

PARKING PROVIDED
7 - 9'X18' STANDARD AUTOMOBILE SPACES

REZONING NOTES
ORDINANCE NUMBER FOR REZONING: #39691-081713
FOR TAX NUMBERS: 2112213, 2112214, 2112215, 2112217
ONE CONDITION: #1-STANDARD CONCRETE BLOCK NOT TO BE
USE AS AN EXTERIOR BUILDING MATERIAL ON THE FRONT
FAÇADE OF ANY BUILDING.

SEE LOT COMBINATION PLAT - INSTRUMENT# 130012807

ITEM	UF Zoning	I-1 Zoning	Provided
Proposed Lot Area	Min. - None Max. - 87,120sf	10,000sf	13,000sf
Frontage	Min. - None Max. - 200ft.	100ft.	100ft.
Height	None	1 Foot For Each Foot of Setback From Any Abutting Residential Lot	Max. 25'
Pedestrian Access Yes		Yes	Yes
Impervious Ratio	Max. 100%	Max. 90%	42%
Transparency	15%	N/A	15%

GENERAL NOTES:

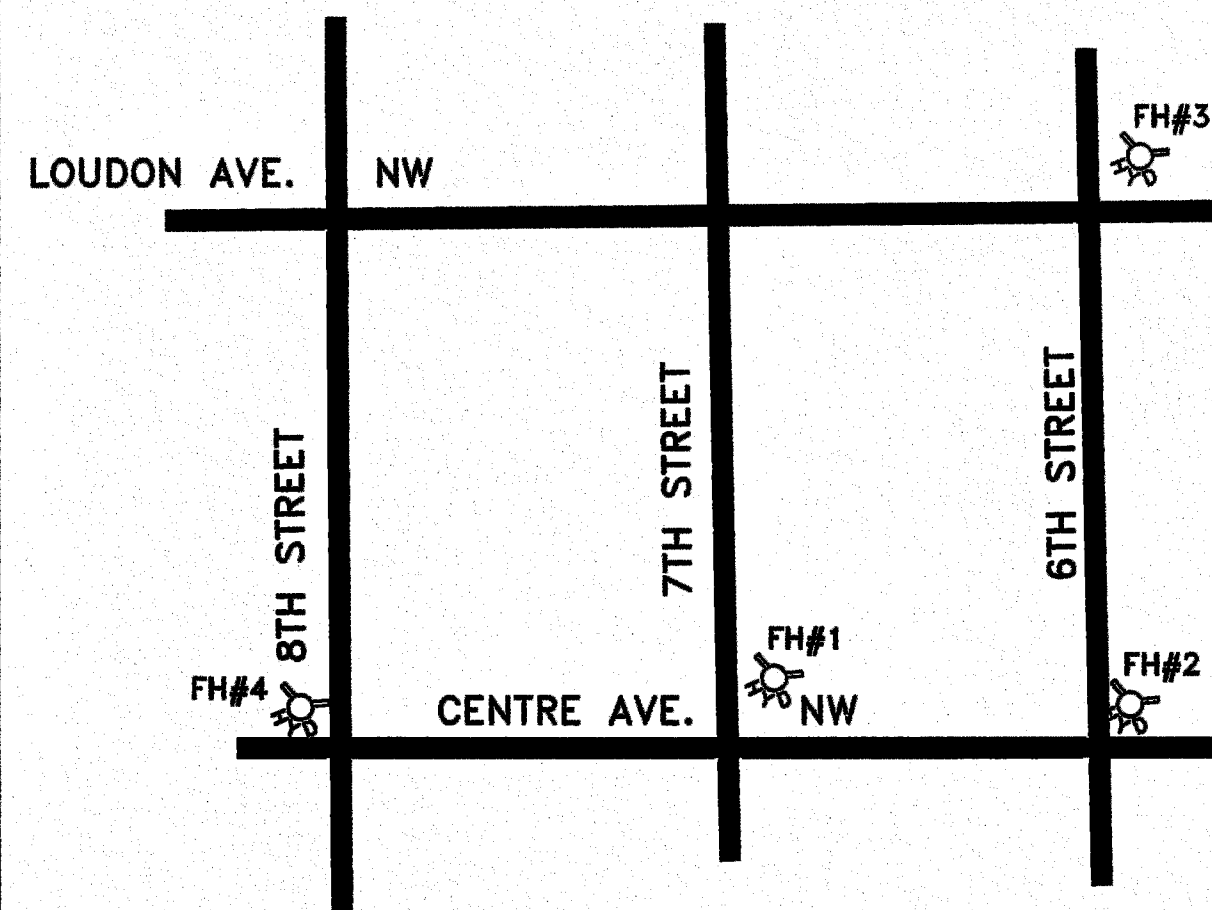
- NO DUMPSTER IS PLANNED FOR SITE.
- ALL NEW UTILITIES SHALL BE UNDERGROUND.
- NO TREE CANOPY REQUIREMENTS IN URBAN FLEX.
- ANY NEW GROUND MECHANICAL EQUIPMENT MUST BE SCREENED.
- IF A FIRE ALARM IS INSTALLED, IT MUST MEET CODE AND A KNOW BOX MUST BE PROVIDED.
- A 15% TRANSPARENCY IS REQUIRED.
- DECK WILL BE USED OUTDOOR EATING AND BREAK AREA.

LIGHTING NOTE:

- NEW SITE LIGHTING SHALL NOT EXCEED 35 FEET IN HEIGHT AND LIGHT LEVELS AT THE PROPERTY LINES SHALL NOT EXCEED 0.5 FOOT CANDLES.

FIRE HYDRANT LOCATIONS

SCALE: 1" = 10'

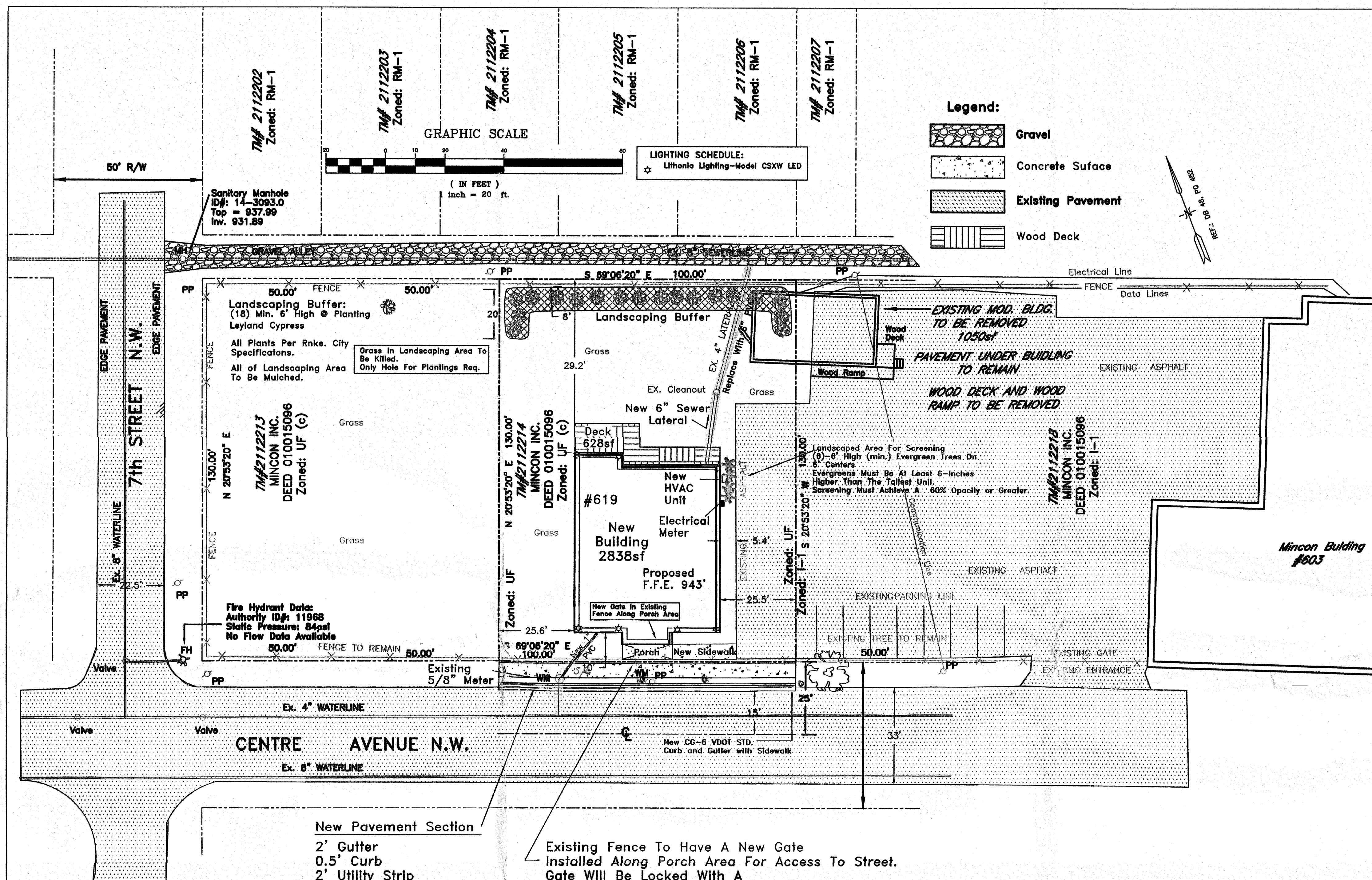


Fire Hydrant Data: #1
Authority ID#: 11968
Static Pressure: 84psi
No Flow Data Available

Fire Hydrant Data: #2
Authority ID#: 11962
Static Pressure: 86psi
No Flow Data Available

Fire Hydrant Data: #3
Authority ID#: 11964
Static Pressure: 88psi
No Flow Data Available

Fire Hydrant Data: #4
Authority ID#: 11996
Static Pressure: 82psi
No Flow Data Available



New Pavement Section

- 2' Gutter
- 0.5' Curb
- 2' Utility Strip
- 5' Sidewalk

Existing Fence To Have A New Gate Installed Along Porch Area For Access To Street. Gate Will Be Locked With A Call Buzzer.

Porch Area and New Sidewalk To Be Concrete And Shall Meet All ADA Requirements.

Lighting Specifications

Item	Description	Quantity	Unit	Notes
1	CSXW LED Wall Luminaire	1	Each	See Schedule
2	CSXW LED Wall Luminaire	1	Each	See Schedule
3	CSXW LED Wall Luminaire	1	Each	See Schedule
4	CSXW LED Wall Luminaire	1	Each	See Schedule
5	CSXW LED Wall Luminaire	1	Each	See Schedule
6	CSXW LED Wall Luminaire	1	Each	See Schedule
7	CSXW LED Wall Luminaire	1	Each	See Schedule
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DATE: 10/22/2013
11/13/2013
REVISIONS
△
△
△

PIERSON
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&
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SITE PLAN
FOR
MINCON BUILDING
CITY OF ROANOKE, VIRGINIA

SITE
PLAN

COMMONWEALTH OF VIRGINIA
12/09/2013
RODERICK F. PIERSON
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SHEET
C3

APPROVED
DEC 13 2013