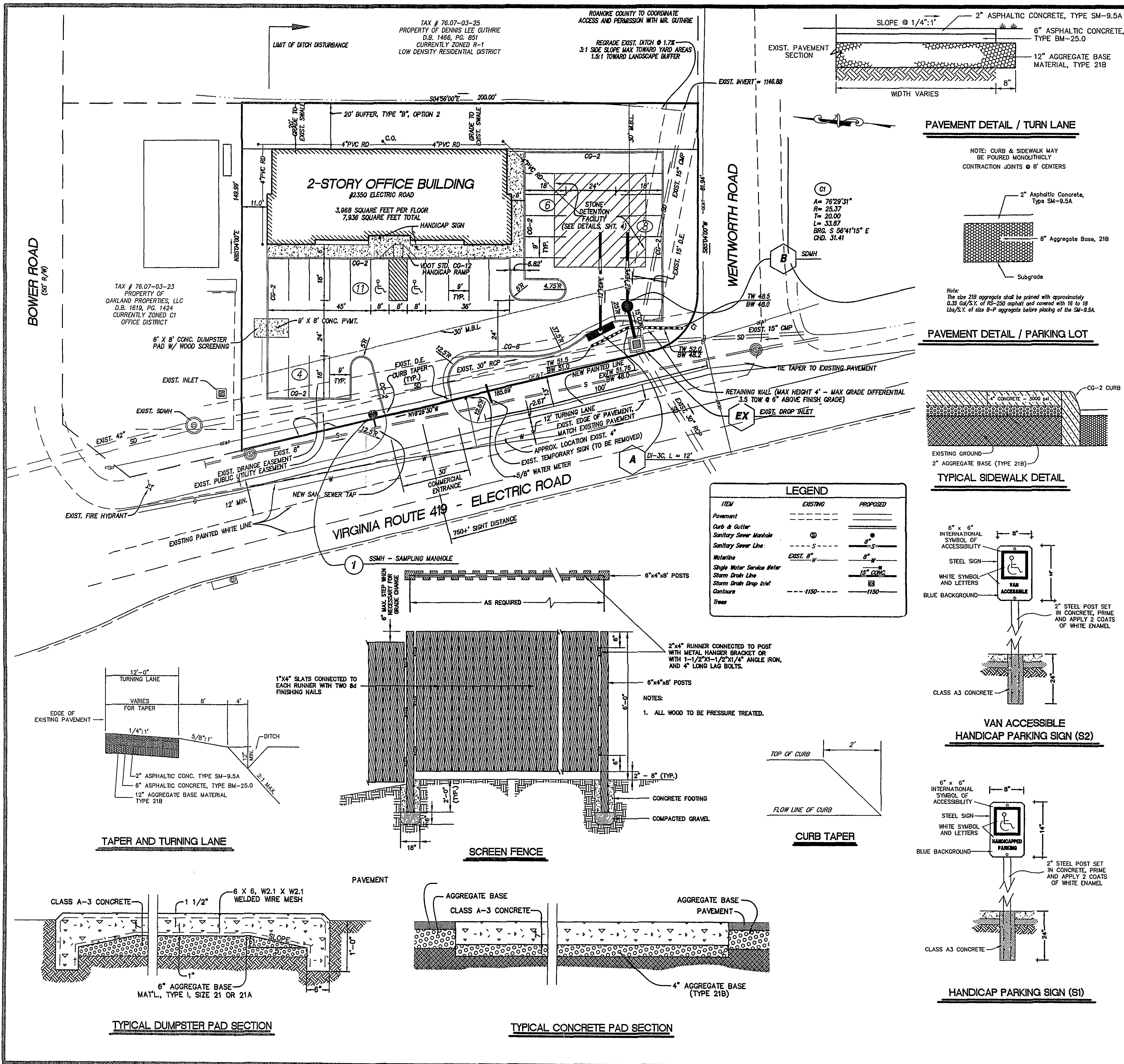




SITE AND ZONING TABULATIONS:

CURRENT ZONING: C-1 OFFICE DISTRICT
 PROPOSED USE: GENERAL OFFICE
 MINIMUM LOT AREA REQUIRED: 15,000 SQUARE FEET
 MINIMUM FRONTAGE REQUIRED: 75 FEET
 SITE AREA: 24,960 SQUARE FEET
 SITE FRONTAGE: 106 FEET
 MINIMUM REQUIRED SETBACKS
 FRONT: 30 FEET
 SIDE: MINIMUM OF 10 FEET ON ANY ONE SIDE WITH A COMBINED TOTAL ON BOTH SIDES OF AT LEAST 25 FEET.
 REAR: 15 FEET
 MAXIMUM HEIGHT ALLOWED: 45 FEET
 MAXIMUM BUILDING COVERAGE ALLOWED: 50 PERCENT
 PROPOSED BUILDING COVERAGE: 16 PERCENT
 MAXIMUM LOT COVERAGE ALLOWED: 80 PERCENT
 PROPOSED LOT COVERAGE: 63 PERCENT
 OFF-STREET PARKING REQUIREMENT: 3.5 SPACES PER 1,000 SQUARE FEET
 REQUIRED OFF-STREET PARKING: 7,936 S.F. = 28 SPACES
 OFF-STREET PARKING PROVIDED: 29 SPACES INCLUDING TWO HANDICAPPED

GENERAL NOTES:

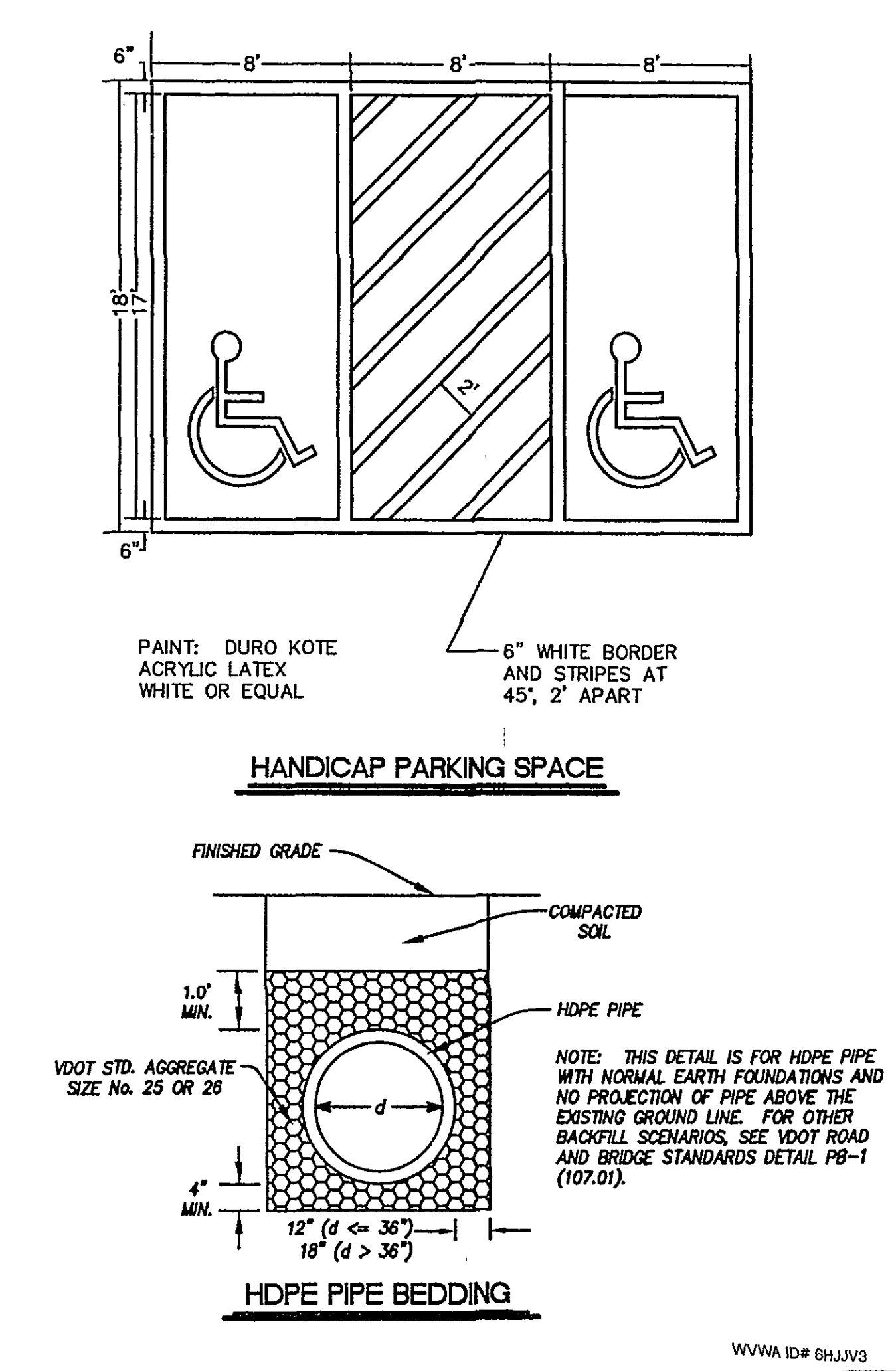
1. THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT ROANOKE COUNTY TAX ASSESSMENT PARCEL 76.07-03-24.
2. DEVELOPER: BURGEON ENTERPRISES, LLC
1910 ELECTRIC ROAD
ROANOKE, VIRGINIA 24018
3. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES.
4. TOPOGRAPHY DATA BASED ON A FIELD SURVEY PREPARED BY LUMSDEN ASSOCIATES, P.C.
5. NO TITLE REPORT WAS FURNISHED FOR THIS PROPERTY.
6. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY WESTERN VIRGINIA WATER AUTHORITY.
7. THE PROPERTY ON THESE PLANS SHALL BE ACCESSED BY PUBLIC ROADS.
8. PROPERTY AS SHOWN DOES NOT LIE WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS DEFINED BY THE FLOOD INSURANCE RATE MAP #51161C 0043 D, 1993.
9. THE OWNER/DEVELOPER ASSUMES ALL RISKS AND RESPONSIBILITIES FOR MAINTENANCE OF THE STONE DETENTION FACILITY.
10. ROOFTOP AND GROUND MECHANICAL EQUIPMENT SHALL BE SCREENED, IN ACCORDANCE WITH ROANOKE COUNTY ZONING ORDINANCE.
11. IF A FREESTANDING SIGN IS PROPOSED FOR THIS DEVELOPMENT, A SEPARATE PERMIT IS REQUIRED. THE SIGN MUST BE LOCATED A MINIMUM OF FORTY (40) FEET FROM THE CENTERLINE OF ANY PUBLIC WAY OR FIFTEEN (15) FEET FROM ANY FRONT PROPERTY LINE, WHICHEVER IS GREATER.
12. ALL EXTERIOR LIGHTING, INCLUDING SECURITY LIGHTING, SHALL BE DOWN-LIT OR SHIELDED SO AS NOT TO DIRECT GLARE ON ADJACENT STREETS OR RESIDENTIAL PROPERTIES. THE INTENSITY AT ADJACENT STREETS OR RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AUTHORITY, ROANOKE COUNTY AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
2. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY, ROANOKE COUNTY AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION INSPECTORS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
4. NO SUBSISTENT INVESTIGATIONS HAVE BEEN FURNISHED TO THE DESIGNING ENGINEER.
5. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
6. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
7. SEE VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILS.
8. THE CONTRACTOR AND/OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.
9. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY WATER DESIGN AND CONSTRUCTION STANDARDS.
10. SEWER AND WATER TAPS SHALL BE LOCATED BY THE CONTRACTOR AND MADE BY THE WESTERN VIRGINIA WATER AUTHORITY AT THE CONTRACTOR'S EXPENSE.

GRADING NOTES:

1. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
2. TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE.
3. FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 8 INCHES IN DIAMETER. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN 8 INCH LIFTS TO 95% MAXIMUM DRY DENSITY, STANDARD PROCTOR.



LUMSDEN ASSOCIATES, P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 ROANOKE, VIRGINIA

419 OFFICE PARK
 PREPARED FOR
BURGEON ENTERPRISES, LLC
 WINDSOR HILLS MAGISTERIAL DISTRICT
 ROANOKE COUNTY, VIRGINIA

DATE: 15 MARCH, 2005
 SCALE: 1" = 20'
 COMMISSION NO: 04-190
 SHEET 3 OF 7