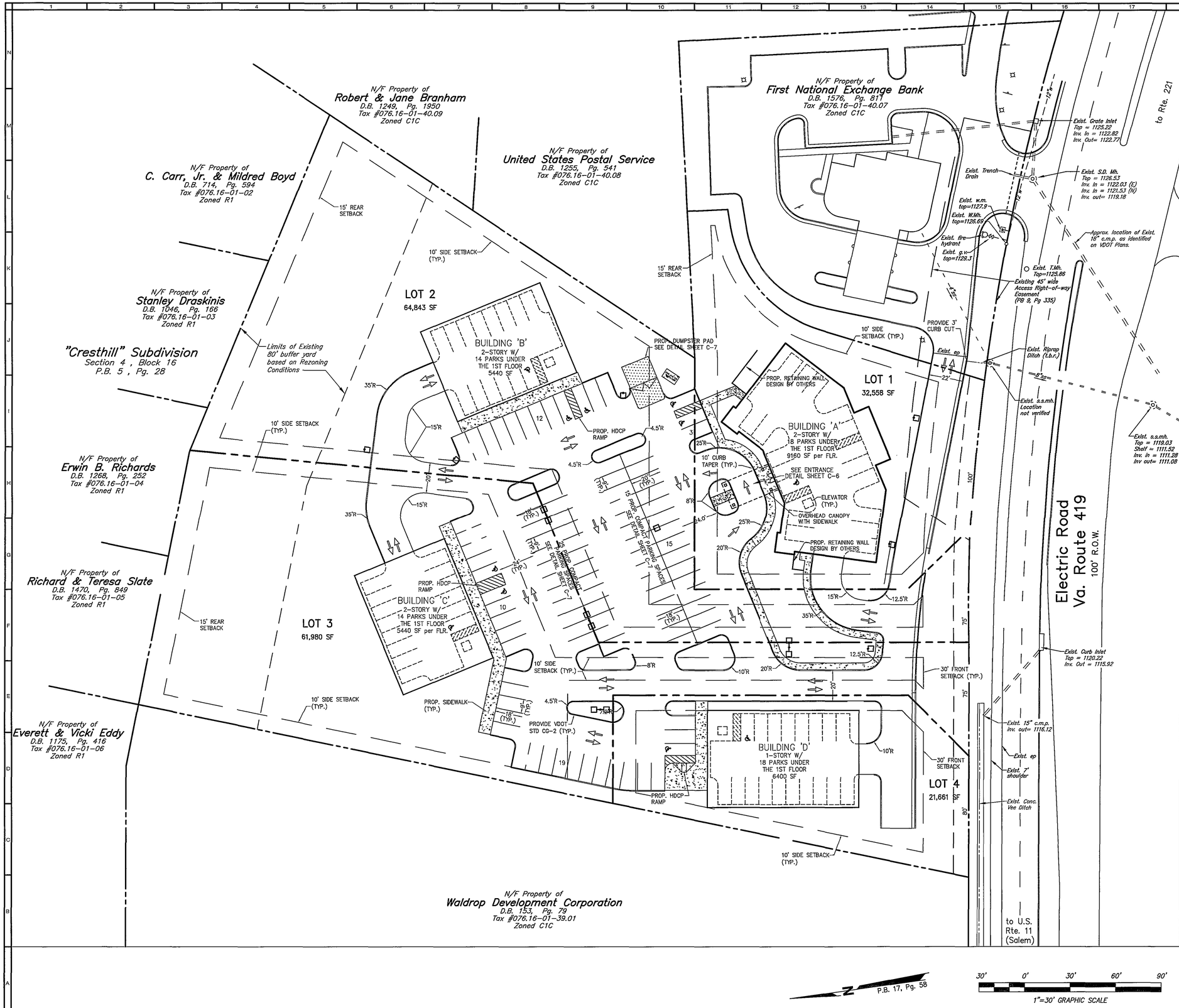


SITE SUMMARY

OWNER:	TILL LIMITED, LLC. 8125 MARTINS CREEK ROAD ROANOKE, VA 24018
DEVELOPER:	TILL LIMITED, LLC. 8125 MARTINS CREEK ROAD ROANOKE, VA 24018
TAX MAP NUMBER:	076.16-01-39.00-0000
LOT ACREAGE:	4.16 ACRES
ZONING:	C1C – Ord. 102400-6
PROPOSED USE:	GENERAL OFFICE FOR ALL BUILDINGS
MINIMUM LOT SIZE REQUIRED:	15,000 SQ.FT.
LIMITS OF CLEARING AND GRADING:	3.9 ACRES
FEMA MAP#:	51161C0061 D (EFFECTIVE DATE 10/15/1993)
TOTAL BUILDINGS:	4
TOTAL BUILDING AREA:	GFA = 46,480
MAXIMUM BLDG. COVERAGE ALLOWED:	50%
BLDG. COVERAGE PROVIDED:	16%
MAXIMUM LOT COVERAGE ALLOWED:	80%
APPROXIMATE LOT COVERAGE PROVIDED:	60%
FRONT YARD SETBACK:	30 FT
SIDE YARD SETBACK:	10 FT
REAR YARD SETBACK:	15 FT
MAXIMUM STRUCTURE HEIGHT:	45 FT
PARKING REQUIRED:	3.5 SPACES PER 1000 SF 163 SPACES, 6 HANDICAP
PARKING PROVIDED:	152 STD. & 11 HDCP= 163 TOTAL
MAX. # OF COMPACT SPACES:	30% (48 SPACES)
COMPACT SPACES PROPOSED:	24% (40 SPACES)

PROFFERED CONDITIONS:

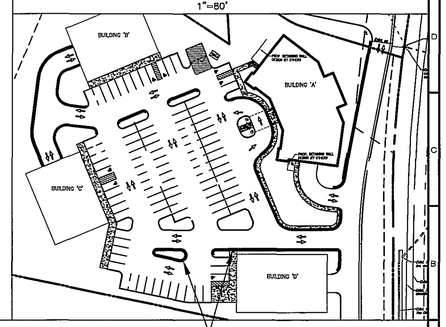
1. THERE WILL BE NO ADDITIONAL ENTRANCES OR EXITS ON ROUTE 419.
2. AN EASEMENT PROVIDING ACCESS ACROSS THE PROPERTY BETWEEN TAX PARCEL #76.16-1-39.1 AND TAX PARCEL #76.16-1-40.7 WILL BE MADE AVAILABLE FOR PURCHASE AT A REASONABLE COST THAT ALLOWS THE OWNER OF THE PROPERTY TO RECEIVE FAIR VALUE FOR THE EASEMENT AND TO RECOVER COSTS INCURRED IN CONNECTION WITH THE EASEMENT.
3. PARKING LOT LIGHTING SHALL NOT EXCEED A HEIGHT OF 20 FEET ABOVE GRADE.
4. A MINIMUM OF AN 80 FOOT BUFFER YARD SHALL BE ESTABLISHED AND MAINTAINED AT THE REAR OF THE PROPERTY ADJACENT TO THE RESIDENTIAL LOTS ON HILLBROOK DRIVE.
5. THE BUILDING HEIGHT SHALL NOT EXCEED 45 FEET.

NOTES:

1. LOCATIONS OF UNDERGROUND PARKING SPACES/ELEVATORS ARE APPROXIMATE AND ARE GIVEN ONLY AS A GUIDELINE TO JUSTIFY THE NUMBER OF SPACES. REFER TO ARCHITECTURAL PLANS FOR EXACT LAYOUT OF UNDERGROUND PARKING AREA.
2. ALL PARKING AISLES IN UNDERGROUND PARKING AREAS TO HAVE A MINIMUM WIDTH OF 24'.
3. ALL EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED, AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES. THE INTENSITY AT ADJOINING STREETS OR RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES. A PHOTOMETRIC PLAN MUST BE SUBMITTED TO AND APPROVED BY ROANOKE COUNTY PRIOR TO INSTALLATION OF ANY PERMANENT LIGHTING FIXTURES ON THE SITE.
4. ALL PARKING LOT STRIPING TO BE 4" WIDE.
5. ALL RADII ARE 5' UNLESS OTHERWISE SPECIFIED.
6. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
7. CERTIFIED ENGINEERING PLANS TO BE SUBMITTED TO THE COUNTY OF ROANOKE BUILDING COMMISSION FOR APPROVAL AND PERMITTING FOR ALL RETAINING WALLS. ALL WALLS EXCEEDING 2 FEET IN HEIGHT WILL REQUIRE A BUILDING PERMIT FROM THE ROANOKE COUNTY BUILDING DEPARTMENT.
8. DUMPSTER TO BE SCREENED PER ROANOKE COUNTY SECTION 30-92-6(E).
9. EQUIPMENT TO BE SCREENED PER ROANOKE COUNTY SECTION 30-92-6(E).

FIRE LANE DETAIL

1"=80'



PROPOSED YELLOW PAINT STRIPING (TYP.)

COMMONWEALTH OF VIRGINIA
ROGER I. STURGILL
No. 033058
PROFESSIONAL ENGINEER

BALZER AND ASSOCIATES, INC.
REFLECTING TOMORROW
www.balzer.cc
PLANNERS • ARCHITECTS
ENGINEERS • SURVEYORS

1208 Corporate Circle
Roanoke, Virginia 24018
Phone: 540/772-9580
FAX: 540/772-8050

501 Branchway Road
Richmond, Virginia 23236
Phone 804/794-0571
FAX 804/794-2635

880 Technology Park Drive
Suite 200
Glen Allen, Virginia 23059
Phone 804/553-0132
FAX 804/553-0133

448 Peppers Ferry Road
Christiansburg, Virginia 24073
Phone: 540/381-4290
FAX: 540/381-4291

1557 Commerce Road
Suite 201
Verona, Virginia 24482
Phone 540/248-3220
FAX 540/248-3221

TILL OFFICE PARK

DIMENSIONAL PLAN

ROANOKE COUNTY, VIRGINIA

DRAWN BY: CPB
DESIGNED BY: CPB
CHECKED BY: JVJ
DATE: 08/02/2006
REVISIONS:
10/12/2006
12/06/2006
01/09/2007
01/22/2007
03/02/2007
04/17/2007

SCALE: 1"=30'

SHEET NO. C-2

JOB NO. R0600073.00