

# WENDOVER OFFICE DEVELOPMENT

11 WENDOVER ROAD  
BOTETOURT COUNTY, VIRGINIA

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## LEGEND

-----348-----	EX. INTRMDT. CONTOUR	-----1320-----	PROP. INTRMDT. CONTOUR
---345---	EX. INDEX CONTOUR	1320	PROP. INDEX CONTOUR
+35.55	EX. SPOT ELEVATION	35.55	PROP. SPOT ELEVATION
8" WL	EX. WATER LINE	8" WL	PROP. WATER LINE
8" SAN	EX. SANITARY SEWER	8" SAN	PROP. SANITARY SEWER
16" RCP	EX. STORM PIPE	16" RCP	PROP. STORM PIPE
---	EX. EDGE OF PAVEMENT	---	PROP. EDGE OF PAVEMENT
---	EX. BUILDING	---	PROP. BUILDING
---	EX. CONCRETE	---	PROP. CONCRETE
---	EX. PAVEMENT	---	PROP. ASPHALT PAVEMENT (STANDARD/HEAVY DUTY)
---	EX. GRAVEL	---	PROP. GRAVEL
////	PAVEMENT REPLACEMENT	////	PROP. PAVERS
●	EX. POWER POLE	●	PROP. POWER POLE
SS	EX. SANITARY SEWER MANHOLE	SS	PROP. SANITARY SEWER MANHOLE
ST	EX. STORM SEWER MANHOLE	ST	PROP. SANITARY SEWER MANHOLE
⊙	CLEANOUT	WM	WATER METER
□	EX. LIGHT POLE	✕	PROP. GATE VALVE
▶	WATER LINE REDUCER	✕	BLOW-OFF VALVE
T	EX. TELEPHONE	☆	BENCHMARK
G	EX. GAS LINE	G	PROP. GAS LINE
OHU	EX. OVERHEAD CABLE	OHU	PROP. OVERHEAD CABLE
X	EX. FENCE	P	PROP. UNDERGRND POWER LINE
---	EX. TREE LINE	X	PROP. FENCE
---	ADJOINING PROPERTY LINE	---	PROP. TREE LINE
---	EXISTING ROAD MONUMENTS	---	SITE PROPERTY LINE
---	WETLAND AREA	---	INLET PROTECTION

## ABBREVIATIONS

AHFH	ARROW HEAD TOP OF FIRE HYDRANT	EW	ENDWALL	RR	RAILROAD
APPROX	APPROXIMATE	EXIST	EXISTING	RYS	REAR YARD SETBACK
ASPH	ASPHALT	FDN	FOUNDATION	SAN	SANITARY
BC	BOTTOM OF CURB	FF	FINISHED FLOOR	SBL	SOUTH BOUND LANE
BIT	BITUMINOUS	FG	FINISH GRADE	SD	STORM DRAIN
BLDG	BUILDING	GBE	GRADE BREAK ELEVATION	SECT	SECTION
BLK	BLOCK	GBS	GRADE BREAK STATION	SE	SLOPE EASEMENT
BM	BENCHMARK	HOA	HOMEOWNERS ASSOCIATION	SS	SANITARY SEWER
BVCE	BEGIN VERT. CURVE ELEV.	HPT	HIGH POINT	SSD	STOPPING SIGHT DISTANCE
BVCS	BEGIN VERT. CURVE STA.	HSD	HEADLIGHT SIGHT DISTANCE	SSE	SANITARY SEWER EASEMENT
BW	BOTTOM OF WALL	INTX	INTERSECTION	STA	STATION
CB	CINDER BLOCK	INV	INVERT	STD	STANDARD
C&G	CURB & GUTTER	IP	IRON PIN	STO	STORAGE
CMP	CORRUGATED METAL PIPE	LT	LEFT	SYG	SIDE YARD SETBACK
CONC	CONCRETE	LVC	LENGTH OF VERTICAL CURVE	SYB	TEMPORARY BENCHMARK
COR	CORNER	MH	MANHOLE	TBR	TO BE REMOVED
DBL	DOUBLE	MIN	MINIMUM	TC	TOP OF CURB
DEFL	DEFLECTION	MBL	MINIMUM BUILDING LINE	TEL	TELEPHONE
DI	DROP INLET	MON	MONUMENT	TRANS	TRANSFORMER
DIA	DIAMETER	NBL	NORTH BOUND LANE	TW	TOP OF WALL
DE	DRAINAGE EASEMENT	PROP	PROPOSED	TYP	TYPICAL
ELEC	ELECTRIC	PUE	PUBLIC UTILITY EASEMENT	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
ELEV	ELEVATION	PVM	PAVEMENT	VERT	VERTICAL
ENTR	ENTRANCE	R	RADIUS	WBL	WEST BOUND LANE
EP	EDGE OF PAVEMENT	RT	RIGHT	YD	YARD
EVCE	END VERT. CURVE ELEV.	R.O.W.	RIGHT OF WAY		
EVCS	END VERT. CURVE STA.	REQD	REQUIRED		
		RR	RAILROAD		

## SITE INFORMATION

SITE ADDRESS:	11 WENDOVER ROAD DALEVILLE, VA 24083
OWNER/DEVELOPER:	WENDOVER ASSOCIATES, LLC 2404 ELECTRIC ROAD SUITE B ROANOKE, VA 24018
EXISTING USES:	RETAIL STORE / VACANT
OWNER:	B-2 - BUSINESS DISTRICT WITH CONDITIONS BOTETOURT COUNTY FILE #: CHOPROFF-17-00009 (BOARD OF SUPERVISORS MEETING DATE: 6/27/2017)
PARCEL ID:	101A(1)BK1-21 101A(1)BK1-22 101A(1)BK1-42 101A(1)BK1-43
TOTAL PROPERTY AREA:	2.05 AC.
DISTURBED AREA:	APPROX. 1.7 ACRES
MINIMUM LOT AREA:	30,000 S.F. (0.69 AC.)
MINIMUM LOT WIDTH:	100 FT
MAXIMUM IMPERVIOUS LOT COVERAGE ALLOWED/PROVIDED:	75% / 45%
MAXIMUM FLOOR AREA RATIO ALLOWED/PROVIDED:	0.40 / 0.09
PROPOSED BUILDING AREA:	16,000 S.F.
PROPOSED USE:	GENERAL OFFICE
MINIMUM YARDS:	
FRONT: 25'	SIDE: 10' OR 50' ADJOINING RESIDENTIAL REAR: 10' OR 50' ADJOINING RESIDENTIAL

MINIMUM BUILDING SETBACK: IF ANY OF THE FOLLOWING STANDARDS ARE MET, THE BUILDING SETBACK SHALL BE 25'. IF NONE OF THESE STANDARDS ARE MET, THE BUILDING SETBACK SHALL BE 80' PLUS THE DISTANCE COVERED BY IMPERVIOUS SURFACES:

1. PARKING IS LOCATED BEHIND PRINCIPAL BUILDING.
2. PARKING IS SCREENED FROM PUBLIC ROAD VIEW WITH BERMS AT LEAST 2.5' IN HEIGHT AND/OR CONIFEROUS LANDSCAPING.
3. PARKING LOT LANDSCAPING INCREASED BY AT LEAST 50% OVER MINIMUM REQUIREMENTS.

MAXIMUM HEIGHT OF BUILDINGS:	35'
PARKING REQUIRED:	1 PER 300 SF GFA AND 1 PER EMPLOYEE ON SITE 16,000 S.F. BUILDING AREA = 54 SPACES ASSUMED 35 EMPLOYEES ON-SITE = 35 SPACES 89 TOTAL SPACES REQUIRED

PARKING PROPOSED:	91 STANDARD SPACES +4 HANDICAP SPACES 95 TOTAL PARKING SPACES ON-SITE
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A PORTION OF THIS PROPERTY LIES WITHIN FEMA ZONE A AS SHOWN ON FEMA MAP NUMBER 51023C0368C, EFFECTIVE DATE DECEMBER 17, 2010.

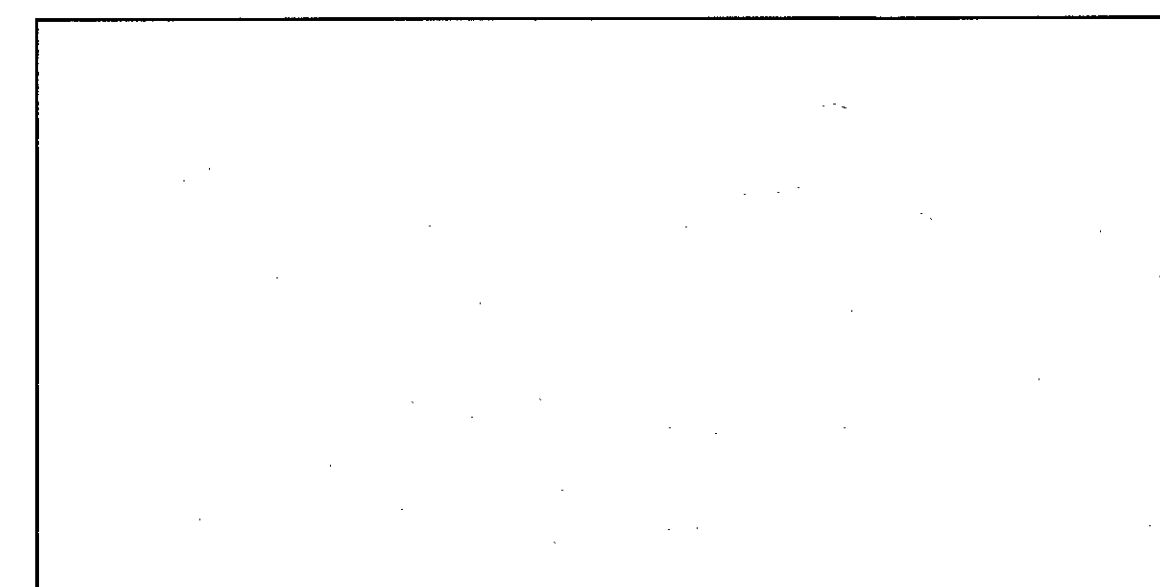
AT THE TIME OF SITE PLAN SUBMITTAL, THE BUILDING DESIGN HAD NOT YET BEEN COMPLETED. THE BUILDING SHALL BE DESIGNED IN ACCORDANCE WITH THE PROFFERED CONDITIONS AND THE ZONING ORDINANCE. BUILDING ELEVATIONS SHALL BE SUBMITTED TO THE PLANNING AND ZONING DEPARTMENT FOR APPROVAL PRIOR TO A BUILDING PERMIT BEING ISSUED.

ALL UTILITY EQUIPMENT (I.E., METERS, PEDESTALS, TRANSFORMERS, ETC.) SHALL BE LOCATED WITHIN A SCREENED SERVICE AREA OR SHALL HAVE A NATURAL EVERGREEN BUFFER PROVIDED. SUCH PLANTINGS SHALL BE PLANNED AND INSTALLED SO AS NOT TO HINDER THE INSTALLATION OR MAINTENANCE OF SUCH UTILITY EQUIPMENT.

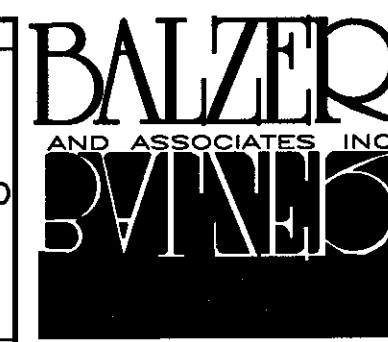
## PROFFERED CONDITIONS

1. THE PROPOSED REQUEST WILL ALLOW FOR ALL B-1 AND B-2 USES PERMITTED BY-RIGHT, OR PERMITTED BY THE GRANTING OF A SPECIAL USE PERMIT BY THE BOARD OF SUPERVISORS IN THE B-1 AND B-2 USE DISTRICTS, WITH THE EXCLUSION OF THE FOLLOWING: MEAT AND POULTRY SHOPS, HOSPITALS AND NURSING HOMES, FUNERAL HOME, CEMETERIES, UPHOLSTERY SHOPS, RECYCLING COLLECTION POINT, AND TELECOMMUNICATIONS TOWER.
2. THE DEVELOPMENT PATTERN WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPT PLAN TITLED "WENDOVER CONCEPT PLAN", PREPARED BY BALZER AND ASSOCIATES, INC. DATED 4/3/2017 AND LAST REVISED 5/2/2017.
3. THERE WILL BE NO INGRESS/EGRESS FROM ORCHARD DRIVE.
4. EXISTING EVERGREEN PLANTINGS AND/OR AN OPAQUE VINYL SCREEN FENCE WILL BE PROVIDED SCREENING ALONG ORCHARD DRIVE AS SHOWN ON THE CONCEPT PLAN. THE COLOR OF THE VINYL SCREEN FENCE WILL BE CONSISTENT WITH THE TRIM ON THE PROPOSED BUILDINGS.
5. THE EXISTING TREES ALONG THE NORTHERN PROPERTY LINE OF TAX PARCEL #101A(1)BK1-42 WILL BE MAINTAINED OR A NEW EVERGREEN BUFFER PROVIDED ADJACENT TO TAX PARCEL #101A(1)BK1-41.
6. POLE-MOUNTED SITE LIGHTING WILL BE RESTRICTED TO 18 FEET IN HEIGHT AND WILL BE FULL CUTOFF LIGHT FIXTURES.
7. THE BUILDINGS WILL BE DESIGNED IN A "CORPORATE" ARCHITECTURAL STYLE, ONE OR TWO STORIES IN HEIGHT, SIMILAR TO THE STYLE OF THE BUILDINGS SHOWN IN THE ATTACHED PHOTOGRAPHS, EXHIBITS B AND C. EXTERIOR MATERIALS MAY INCLUDE BRICK, EIFS, HARDIE BOARD/SIDING, CLAD WINDOWS AND DOORS, AND ARCHITECTURAL GRADE SHINGLES OR METAL ROOFING MATERIALS. NO VINYL SIDING WILL BE USED. VARIATION IN BUILDING MATERIALS, BUILDING FOOTPRINT OFFSETS, AND/OR VARIATION IN ROOFLINES WILL BE USED TO PROVIDE VARIATION AND ARTICULATION IN THE BUILDING DESIGN.

\*NOTE: THE PROFFERED CONDITIONS APPLY ONLY TO THE PORTION OF THE PROPERTY THAT IS CURRENTLY DEFINED AS EXISTING TAX PARCELS 101A(1)BK1-42 AND 101A(1)BK1-43.



BOTETOURT COUNTY APPROVAL BLOCK



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New River Valley  
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RESIDENTIAL LAND DEVELOPMENT ENGINEERING  
SITE DEVELOPMENT ENGINEERING  
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LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
ARCHITECTURE  
STRUCTURAL ENGINEERING  
TRANSPORTATION ENGINEERING  
ENVIRONMENTAL & SOIL SCIENCE  
WETLAND DELINEATIONS & STREAM EVALUATIONS

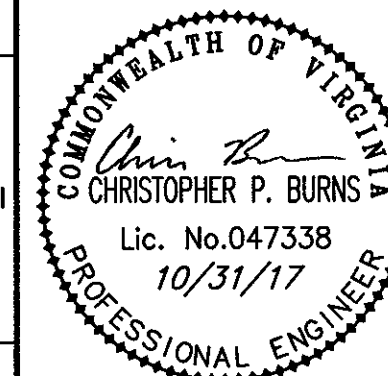
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WENDOVER OFFICE DEVELOPMENT  
11 WENDOVER ROAD  
COVER  
AMSTERDAM DISTRICT  
BOTETOURT COUNTY, VIRGINIA

DRAWN BY CPB

DESIGNED BY CPB

CHECKED BY BTC

DATE 9/27/2017

SCALE AS NOTED

REVISIONS:  
10/31/2017

A5-Built  
09/19/2018  
Charles Cruse

SHEET NO.

C1

JOB NO. 04170028.00