

SITE AND ZONING TABULATIONS

CURRENT ZONING: C2 PROPOSED USE: ADMINISTRATIVE SERVICES

SITE ACREAGE: 2,9 +/- AC. MINIMUM LOT AREA REQUIRED: 15,000 S.F. MINIMUM FRONTAGE REQUIRED: 75'

MINIMUM REQUIRED SETBACKS: FRONT: 30' OR 20' WHEN ALL PARKING IS LOCATED BEHIND THE FRONT BUILDING LINE REAR: 15' PRINCIPAL STRUCTURES, 3' ACCESSORY STRUCTURES SIDE YARD: NONE

MAXIMUM HEIGHT ALLOWED: FOR PRINCIPAL STRUCTURES, UNLIMITED EXCEPT WHEN ADJOINING PROPERTY ZONED R-1 OR R-2 WHERE THE MAXIMUM HEIGHT SHALL BE 45 FEET INCLUDING ROOFTOP MECHANICAL EQUIPMENT. THE MAXIMUM HEIGHT MAY BE INCREASED PROVIDED EACH REQUIRED SIDE AND REAR YARD ADJOINING THE R-1 OR R-2 DISTRICT IS INCREASED TWO FEET FOR EACH FOOT IN HEIGHT OVER 45 FEET. FOR ACCESSORY STRUCTURES, ACTUAL HEIGHT

OF PRINCIPAL STRUCTURE. MAXIMUM BUILDING COVERAGE: 50% PROPOSED BUILDING COVERAGE: 12%

SPACES REQUIRED 3 SPACES PER 1,000 SF = 48 SPACES SPACES PROVIDED 145 SPACES INCLUDING 7 HANDICAPPED LANDSCAPING REQUIREMENTS: SEE SHEET 8

### PROFFERED CONDITIONS

DURING THE REZONING OF THE PROPERTY, THE BOARD OF SUPERVISORS APPROVED THE FOLLOWING PROFFERED CONDITIONS AT THE BOARD'S OCTOBER 23, 2007 MEETING (ORDINANCE No. 102307-13): THAT THE PROPERTY WILL BE USED ONLY FOR THE FOLLOWING USES: ADMINISTRATIVE SERVICES, DAY CARE CENTER, POST OFFICE, SAFETY SERVICES, UTILITY SERVICES (MINOR), FINANCIAL INSTITUTIONS. GENERAL OFFICE. MEDICAL OFFICE. LABORATORIES, BUSINESS SUPPORT SERVICES, BUSINESS OR TRADE SCHOOLS.

- THAT NO MORE THAN 75 PERCENT OF THE PROPERTY WILL BE DEVELOPED FOR BUILDING OR
- THAT ALL ON-PREMISES SIGNAGE WILL BE NO MORE THAN FORTY (40) SQUARE FEET IN SIGN FACE AREA AND NO MORE THAN EIGHT (8) FEET IN HEIGHT. OUTDOOR ADVERTISING SIGNS (BILLBOARDS) WILL BE PROHIBITED.
- THAT THERE WILL BE NO OUTDOOR STORAGE EXCEPT UNDER THE FOLLOWING CONDITIONS: THAT IT NOT BE VISIBLE FROM THE STREET
- THAT IT NOT BE HIGHER THAN THE ELEVATION OF THE BUILDING
- THAT IT NOT COMPRISE AN AREA GREATER THAN 50 PERCENT OF THE FLOOR AREA OF
- THAT IT BE SCREENED FROM VIEW WITH LANDSCAPING AND/OR OTHER APPROVED SCREENING MATERIALS IN ACCORDANCE WITH THE PROVISIONS OF THE ROANOKE COUNTY
- THAT ALL UTILITIES WILL BE UNDERGROUND. THAT THERE WILL BE NO ON-STREET PARKING.
- THAT THERE WILL BE SUFFICIENT TRUCK LOADING SPACES DESIGNED FOR EACH BUILDING SITE.

## **GENERAL NOTES**

THE PROPERTY SHOWN ON THESE PLANS IS LOCATED ON ROANOKE COUNTY TAX ASSESSMENT MAP

NUMBER 37.07-01-14.6.

OWNER/DEVELOPER:

TIMBERBROOK PROPERTIES III, LLC (ATTN: STEVE STRAUSS) P. O. BOX 20287 ROANOKE, VIRGINIA 24018

(540) 989-7060 THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. DATED

TOPOGRAPHY DATA BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2003 AND 2007.

A TITLE REPORT WAS NOT FURNISHED FOR THIS PROPERTY.

THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY WESTERN VIRGINIA WATER AUTHORITY WATER AND SANITARY SEWER.

THE PROPERTY ON THESE PLANS SHALL BE ACCESSED BY PUBLIC ROADS. ALL EXTERIOR LIGHTS SHALL BE DESIGNED, ARRANGED, AND LOCATED SO AS NOT TO DIRECT GLARE ON ADJACENT RESIDENTIAL PROPERTIES OR RIGHT OF WAYS. THE MAXIMUM LIGHTING DENSITY AT RESIDENTIAL ZONED ADJOINING PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.

A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR ANY EXTERIOR SIGNAGE. NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING

ENGINEER, ROANOKE COUNTY, THE WESTERN VIRGINIA WATER AUTHORITY AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION. ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATE PIPE SIZES, MANHOLES, OR ESC

MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. COUNTY ENGINEERS WILL REVIEW PLANS WITHIN ONE DAY OF SUBMITTAL. PLAN SHEETS CAN BE 8.5 x 11 IF THE INFORMATION IS LEGIBLE AND WITHIN THE LIMITS OF THE APPROVED PLANS.

ANY TOPOGRAPHIC CHANGES FROM THE APPROVED PLANS MAY REQUIRE ADDITIONAL DRAINAGE structures and easements as deemed necessary by the virginia department of TRANSPORTATION AND ROANOKE COUNTY.

ANY DEVIATIONS BETWEEN THE PROPOSED CONTOURS AND PLANS AND THE AS BUILT CONDITIONS MAY REQUIRE ADDITIONAL DRAINAGE STRUCTURES AND EASEMENTS.

IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CLEAN OUT THE EXISTING STORM SEWER system within existing developments should these systems become silted or blocked in ANY WAY DUE TO THE CONSTRUCTION OF THIS PROPOSED DEVELOPMENT. COMMERCIAL AND INDUSTRIAL USE TYPES SHALL SCREEN FROM SURROUNDING VIEWS ALL ARTICLES

AND MATERIALS BEING STORED, MAINTAINED, REPAIRED, PROCESSED, ERECTED, FABRICATED, DISMANTLED, OR SALVAGED. ARTICLES AND MATERIALS AVAILABLE FOR RETAIL SALE BY A COMMERCIAL USE TYPE SHALL BE EXEMPT FROM THIS REQUIREMENT. (SECTION 30-92-6(E)2. ROANOKE COUNTY ZONING ORDINANCE).

### CONSTRUCTION NOTES

A PERMIT MUST BE OBTAINED FROM THE VOOT SALEM RESIDENCY OFFICE PRIOR TO CONSTRUCTION IN THE HIGHWAY RIGHT-OF-WAY.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT COUNTY OF ROANOKE STANDARDS AND

SPECIFICATIONS AND THE CURRENT EDITION OF VDOT'S ROAD AND BRIDGE STANDARDS. 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.

NO SUBSURFACE SOIL REPORTS HAVE BEEN FURNISHED TO THE DESIGN ENGINEER. THE CONTRACTOR SHALL WIST THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.

ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY

THE WESTERN VIRGINIA WATER AUTHORITY. ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE PERFORMED BY THE CONTRACTOR

WITH A WESTERN VIRGINIA WATER AUTHORITY INSPECTOR ONSITE. SEE VOOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILS.

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.

# **GRADING NOTES**

- AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.
- TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.
- FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT AND ROCKS LARGER THAN 6 INCHES IN DIAMETER OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.
- FILL MATERIAL SHALL BE PLACED AND COMPACTED IN EIGHT (8) INCH LOOSE LIFTS AND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698, STANDARD PROCTOR OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT. MAINTAIN MOISTURE CONTENT OF FILL MATERIAL WITHIN THREE (3) PERCENT OF OPTIMUM TO ATTAIN REQUIRED COMPACTION DENSITY OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.
- A QUALIFIED GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF VIRGINIA, SHOULD BE CONSULTED CONCERNING SOIL STABILITY, SLOPE STABILIZATION, SOIL COMPACTION, TESTING, AND OTHER SOIL CHARACTERISTICS. LUMSDEN ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY RELATING TO FAILURES RESULTING FROM SAME.

NOTES AND DETAILS

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

Lic. No. 033002

12/12/07

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- 0 8 4 W December 12, 2007 OMMISSION NO:

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THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING