

# **SITE INFORMATION:**

**OWNER:** WILLIAM HERBERT LILES II  
2404 ELECTRIC ROAD  
ROANOKE, VA 24018

**CONTRACT PURCHASER:** WENTWORTH OFFICE PARTNERS L.L.C.  
P.O. BOX 6244  
CHRISTIANSBURG, VA 24068

**DEVELOPER:** WENTWORTH OFFICE PARTNERS L.L.C.  
P.O. BOX 6244  
CHRISTIANSBURG, VA 24068

**TAX MAP NUMBER:** 76.11-01-17.00

**SITE ADDRESS:** 2404 ELECTRIC ROAD  
ROANOKE, VA

**SIZE:** 1.26 AC SITE ONLY  
0.10 AC VACATED R.O.W.  
1.36 AC.

**ROUTE 419 ROAD FRONTAGE:** 239 LF

**ZONING:** C1C

**WENTWORTH RIGHT OF WAY VACATION ORDINANCE:**  
ORDINANCE # 082807-14 DATED AUGUST 28, 2007

**ZONING CONDITIONS FOR PARCEL 76.11-01-17.00 PER ORDINANCE 092606-5 DATED SEPTEMBER 26, 2006.**

1. THE SITE WILL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE SITE PLAN DATED 8-29-06, TITLED "WENTWORTH OFFICE PARK", PREPARED BY BALZER & ASSOCIATES, INC.
2. THE BUILDING WILL BE DEVELOPED IN GENERAL CONFORMANCE WITH THE ARCHITECTURAL RENDERING DATED 8-29-06, TITLED "WENTWORTH OFFICE PARK", PREPARED BY BALZER & ASSOCIATES, INC.
3. ALL PARKING LOT LIGHTING SHALL BE POST TOP FIXTURES NO MORE THAN 12' TALL WITH FULLY CONCEALED FIXTURES AND ARRANGED SO GLARE IS NOT CAST ONTO ADJOINING PROPERTIES.
4. THE DUMPSTER SHALL BE SERVICED BETWEEN 7AM AND 10PM AND IN ACCORDANCE WITH THE ROANOKE COUNTY NOISE ORDINANCE.
5. THE PROPOSED FENCING SHALL BE A MINIMUM OF 6 FEET TALL AND THE SIDE OF THE FENCE FACING THE ADJOINING PROPERTIES SHALL BE FINISHED.
6. THE PROPOSED SIGN SHALL BE A MONUMENT STYLE SIGN AND SHALL BE DESIGNED TO GENERAL MATCH THE ARCHITECTURAL AND MATERIALS OF THE BUILDINGS.
7. A MINIMUM OF 6 STREET TREES AND 35 SHRUBS WILL BE PLANTED ALONG THE ROUTE 419 RIGHT OF WAY.
8. A SAFETY FENCE SHALL BE INSTALLED ALONG THE PERIMETER OF THE RETAINING WALL.

**MINIMUM LOT AREA:** 15,000 SQ.FT.

**SETBACKS FOR C1 ZONING**

**FRONT:** 30 FEET OR 20 FEET IF ALL PARKING IS LOCATED BEHIND THE FRONT BUILDING LINE

**SIDE:** MIN. OF 10' WITH A COMBINED TOTAL OF 25 FEET

**REAR:** 15 FEET

**MAXIMUM BUILDING LOT COVERAGE:** 50%  
**BUILDING LOT COVERAGE PROVIDED:** 27%

**MAXIMUM LOT COVERAGE:** 80%  
**LOT COVERAGE PROVIDED:** 69%

**PARKING:** BUILDING 'A' - 10,000 SQ.FT.  
BUILDING 'B' - 6,000 SQ.FT.

**3.5 SPACES PER 1,000 SQ.FT.**

**16,000 TOTAL SQ.FT**

**16x3.5= 56 SPACES REQUIRED**

**PROVIDED:** 55 STANDARD SPACES  
4 HANDICAP SPACES  
59 PARKING SPACES

**LOADING SPACE REQUIRED:** 1  
**LOADING SPACE PROVIDED:** 1

**PROPOSED USE:** OFFICE BUILDINGS

**MAXIMUM BUILDING HEIGHT:** 45'  
**PROPOSED BUILDING HEIGHT:** 36'

## **NOTES:**

1. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, & VDOT.
2. A SIGN PERMIT MUST BE OBTAINED FROM ROANOKE COUNTY PRIOR TO INSTALLATION OF THE SIGN.
3. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
4. ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATIVE PIPE SIZE OR MANHOLES OR ESC MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. PLAN SHEETS CAN BE 8.5"x11" IF THE INFORMATION IS LEGIBLE.
5. ALL EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED, AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES. THE LIGHTING INTENSITY AT ADJOINING RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.
6. CONTRACTOR TO FURNISH ALL INSTALL TAPPING SLEEVES AND VALVE, TAP TO BE MADE BY WWA. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EXCAVATION AND SHORING PER OSHA REGULATIONS.
7. A PHOTOMETRIC PLAN SHALL BE SUBMITTED TO ROANOKE COUNTY FOR REVIEW AND APPROVAL BY THE LIGHTING CONTRACTOR.
8. ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS) AND OUTDOOR STORAGE IN ALL ZONING DISTRICTS SHALL BE SCREENED FROM SURROUNDING VIEWS. IN ADDITION, GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED.
9. THE RETAINING WALL DESIGNS FOR EACH WALL SHALL BE SUBMITTED FOR PERMITTING AND APPROVED BY THE COUNTY OF ROANOKE PRIOR TO ANY CONSTRUCTION.

## **ROOF LEADER NOTES:**

1. ALL DOWNSPOUTS OF EACH BUILDING SHALL BE CONNECTED TO THE ROOF LEADERS AND SHALL TIE DIRECTLY INTO THE ON-SITE STORMWATER SYSTEM. THE LEADERS SHALL BE CONNECTED WITH A 6" HDPE PIPE WITH A MINIMUM SLOPE OF 2%.

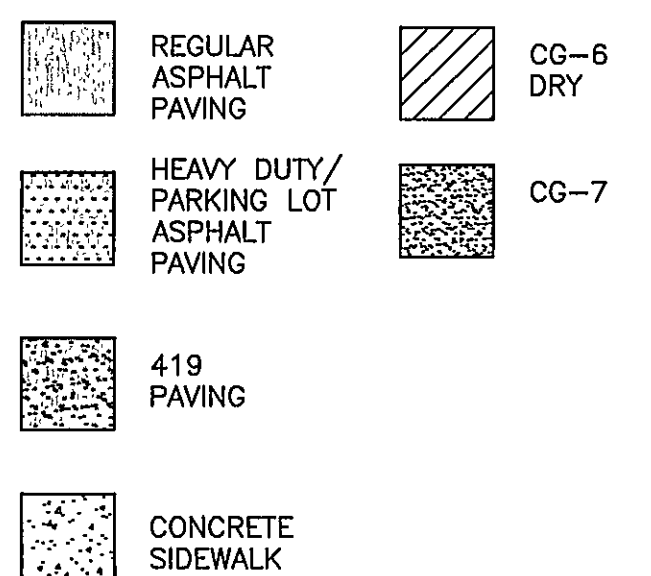
## **PRIVATE SANITARY LATERAL NOTES:**

1. THE PROPOSED 6" SEWER LINE SHALL MEET THE MINIMUM STANDARD ESTABLISHED BY THE WWA.
2. A DETAIL OF THE PROPOSED CLEANOUT AND PIPE MATERIAL IS SHOWN ON A DETAIL LOCATED ON SHEET C-12 AS DETAIL S-08. ALL CLEANOUTS LOCATED WITHIN THE PAVEMENT SHALL BE TRAFFIC BEARING.

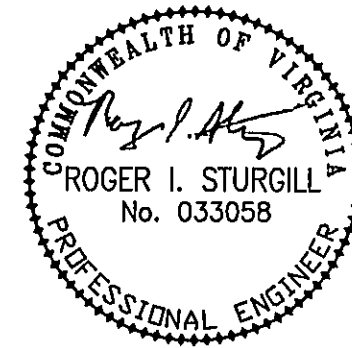
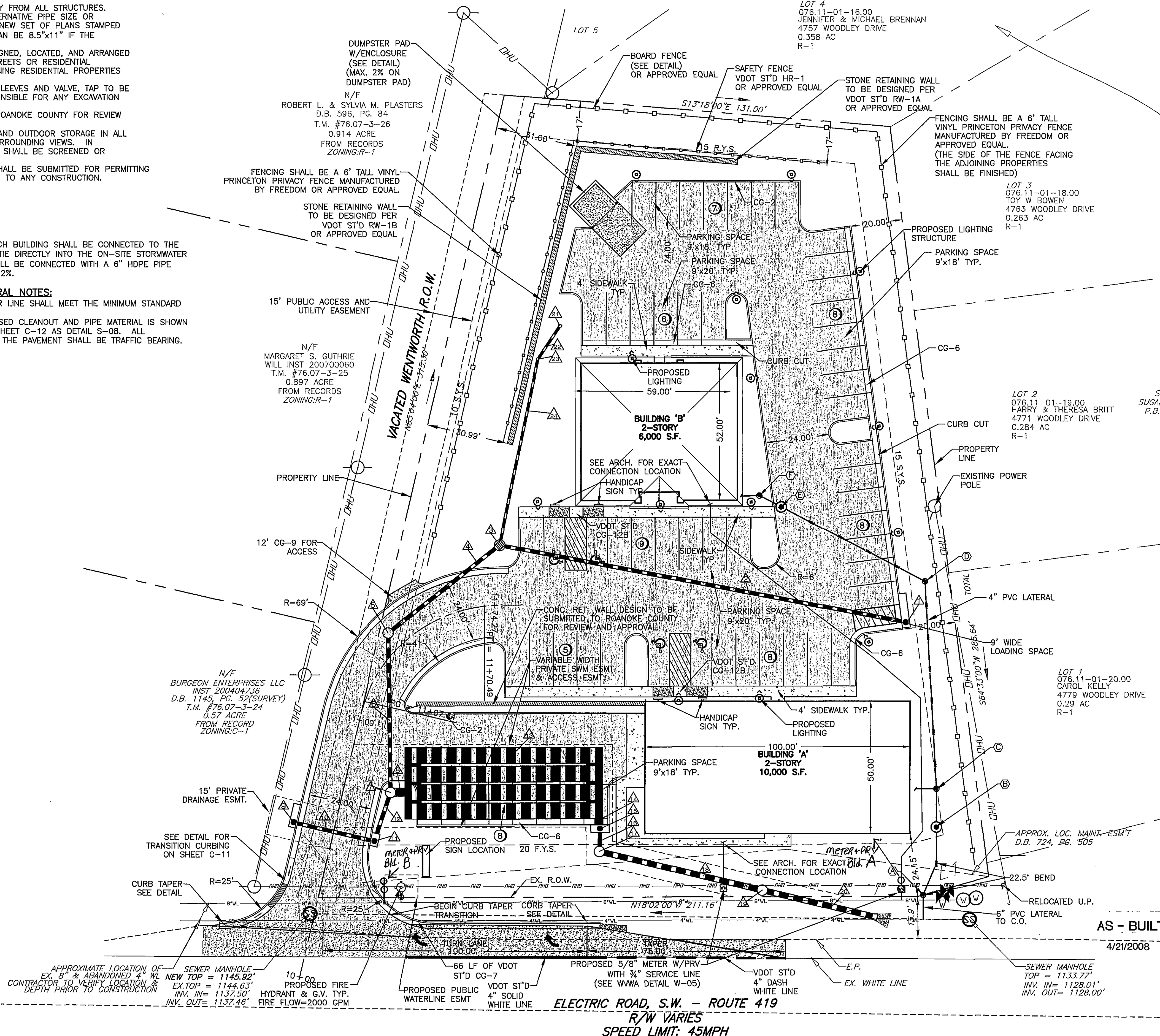
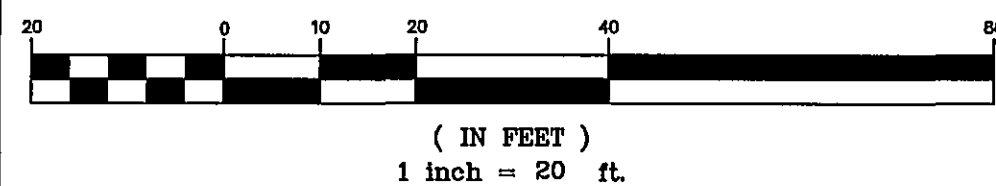
STORM SEWER STRUCTURE SCHEDULE	
1 DI-38 (12") TOP=1153.1 INV OUT=1149.9	14 5" LF OF 36" DI-36 (6") TOP=1153.5 INV=1153.05
2 155 LF OF 15" HDPE @ 1.0%	15 DI-36 (6") TOP=1153.5 INV=1153.05
3 DI-1 TOP=1156.5 INV IN=1152.25 (STR.24) INV IN=1149.35 (STR.2)	16 8 LF OF 18" HDPE @ 0.8%
4 54.25 LF OF 15" HDPE @ 1.0%	17 MH-1 (9") TOP=1143.5 INV OUT=1136
5 MH-1 TOP=1152.25 INV IN=1147.7 INV OUT=1147.6	18 63 LF OF 18" HDPE @ 0.8%
6 61 LF OF 15" HDPE @ 1.0%	19 HYDROGUARD HQ-8 STORMWATER QUALITY UNIT TOP=1150.0 INV IN/OUT=1135.68
7 MH-1 (OROP) TOP=1147.0 INV IN=1143.0 (STR.6) INV OUT=1136.95	20 43 LF OF 18" HDPE @ 0.8%
8 5 LF OF 36" HDPE @ 1.0%	21 W/VDOT STD ES-1 TOP=1151 INV OUT=1154
9 DI-38 (6") TOP=1142.5 INV OUT=1142.5	22 15 LF OF 24" HDPE @ 2.1%
10 32 LF OF 15" HDPE @ 0.8%	23 NYOPLAST C.O. TYP. TOP=1152.75 INV IN=1153.70
11 DI-34 (4") TOP=1149.5 INV OUT=1142.30	24 72 LF OF 12" HDPE @ 0.7% (TIE TO STR. 3)
12 19.5 LF OF 15" HDPE @ 1.0%	
13 SEE DETAIL ON SHEET C-5	

\*\*NOTE: CMP STORMWATER PIPE SHALL BE ALUMINIZED

SANITARY SEWER STRUCTURE SCHEDULE	
A CLEAN OUT TYP. TOP=1128.85 INV=1128.85	CG-6 DRY
B SAMPLING MANHOLE TOP=1144.35 INV IN=1139.35 INV OUT=1138.25	CG-7
C CLEAN OUT TYP. TOP=1124.50 INV=1124.50	
D CLEAN OUT TYP. TOP=1150.00 INV=1147.00	
E SAMPLING MANHOLE TOP=1152.00 INV=1152.00	
F CLEAN OUT TYP. TOP=1157.5 INV=1153.00	



**GRAPHIC SCALE**



**BALZER AND ASSOCIATES, INC.**  
REFLECTING TOMORROW  
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**WENTWORTH OFFICE PARK**  
LAYOUT & UTILITY PLAN  
WINDSOR HILLS  
ROANOKE COUNTY, VIRGINIA

**DRAWN BY:** BTC  
**DESIGNED BY:** SMH  
**CHECKED BY:** RIS  
**DATE:** 12-1-06

## **REVISIONS:**

- 1-24-07
- 2-28-07
- 6-12-07
- 8-30-07 F.R.
- 9-14-07 F.R.
- 10-19-07 F.R.
- 11-16-07 F.R.
- 12-7-07 F.R.

**SCALE:** 1"=20'

**SHEET NO.**

**C-3**

**JOB NO.**  
R0600258.01