

DATE: JUNE 16, 2014

REVISIONS  
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**HUGHES ASSOCIATES ARCHITECTS & ENGINEERS**  
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**ALTERATIONS & ADDITIONS FOR BONSACK BAPTIST CHURCH**  
Roanoke County, VA

DRAWN BY: WML  
CHECKED BY: mja

**EXISTING SITE TOPO & SITE DEMOLITION PLAN**

COMMONWEALTH OF VIRGINIA  
6/16/14  
MARK JOHN AYLES  
Lic. No. 034160  
PROFESSIONAL ENGINEER

COMMISSION No.  
11020.002

SHEET  
**SP-3**

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**NOTES:**  
1. THIS PLAN IS BASED ON A CURRENT FIELD SURVEY.  
2. NO IRON PINS WERE SET AT THIS TIME.  
3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.  
4. A PORTION OF THIS PROPERTY DOES LIE WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY F.E.M.A. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510190 0178 G, MAP NUMBER 51161C0178G, DATED SEPTEMBER 28, 2007.

**SITE RE-ZONING & SPECIAL USE PERMIT DATA**  
**REZONING FOR TAX MAP PARCEL 040.01-01-11, -12, -13 & -21**  
A. SUBSTANTIAL CONFORMANCE WITH THE "STELLER ONE BANK", EXHIBIT 'A' CONCEPTUAL MASTERPLAN, PREPARED BY BALZER & ASSOCIATES, INC. DATED 08/07/09 AND AMENDED 08/16/09, FOR FUTURE TRACT 'A' AND SUBSTANTIAL CONFORMANCE FOR ACCESS PROVIDED ON FUTURE TRACT 'B'.  
B. THE ARCHITECTURE OF THE BUILDING TO BE CONSTRUCTED ON TRACT 'A' WILL BE IN SUBSTANTIAL CONFORMANCE WITH EXHIBIT 'B', DATED 08/08/09.  
C. SIGNAGE SHALL BE MONUMENT STYLE WITH A MAXIMUM HEIGHT OF 10' TO THE TOP OF THE SIGN STRUCTURE. THE SIGN FACE SHALL NOT EXCEED 40 SQUARE FEET OF SIGN AREA. THIS CONDITION SHALL APPLY TO BOTH TRACTS 'A' AND 'B'. THIS PROFFER, HOWEVER, WILL NOT PROHIBIT THE INCORPORATION OF AN ELECTRONIC READERBOARD INTO EITHER MONUMENT SIGN.  
**SPECIAL USE PERMIT FOR TAX MAP PARCEL 040.01-01-11.00-0000**  
GRANTED 10-28-08-ORDINANCE 102808-12. CONDITION INCLUDE DEVELOPING THE SITE IN SUBSTANTIAL CONFORMANCE WITH THE "PARKING EXPANSION FOR BONSACK BAPTIST CHURCH" PREPARED BY HUGHES ASSOCIATES ARCHITECTS, INC. DATED JULY 31, 2008.

TAX PARCEL 040.01-01-19.01-0000  
DAVID J. & SANDY E. OSTROM  
0.91 +/- AC., ZONED R1

TAX PARCEL 040.01-01-14.00-0000  
RONALD W. & BETTY J. LAWRENCE  
1.03 +/- AC., ZONED R1

TAX PARCEL 040.01-01-15.00-0000  
STEVEN R. & BETTY ANDERSON  
1.03 +/- AC., ZONED R1

TAX PARCEL 040.01-01-11.00-0000  
BONSACK BAPTIST CHURCH TRUSTEES  
SPLIT ZONING INCLUDES C1 & R1

TAX PARCEL 040.01-01-12.00-0000  
FNB SALEM BANK & TRUST-NA  
1.12 +/- AC., ZONED C1C

