

SITE SUMMARY:

OWNER/DEVELOPER: WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY
P.O. BOX 2569
ROANOKE, VA 24010

TAX MAP NUMBERS: 026.17-01-01.00, 026.17-01-02.00, 026.18-01-14.00

DISTURBED AREA: APPROX. 4.2 AC.

ZONING: PTD - PLANNED TECHNOLOGY DEVELOPMENT DISTRICT

MINIMUM FRONT SETBACK: 30' FROM THE EXISTING PUBLIC RIGHT-OF-WAY OR THE DISTANCE FROM SAID PUBLIC RIGHT-OF-WAY TO THE DEPTH OF THE BUFFER AREA AS DEPICTED ON THE MASTER PLAN, WHICHEVER DISTANCE IS GREATER

MAXIMUM BUILDING HEIGHT: 45' WHEN ADJOINING A RESIDENTIAL DISTRICT MAX. HEIGHT MAY BE INCREASED, PROVIDED EACH REQUIRED YARD ADJOINING A RESIDENTIAL DISTRICT IS INCREASED TWO (2) FEET FOR EACH FOOT IN HEIGHT OVER 45 FEET

MAXIMUM LOT COVERAGE: 75%

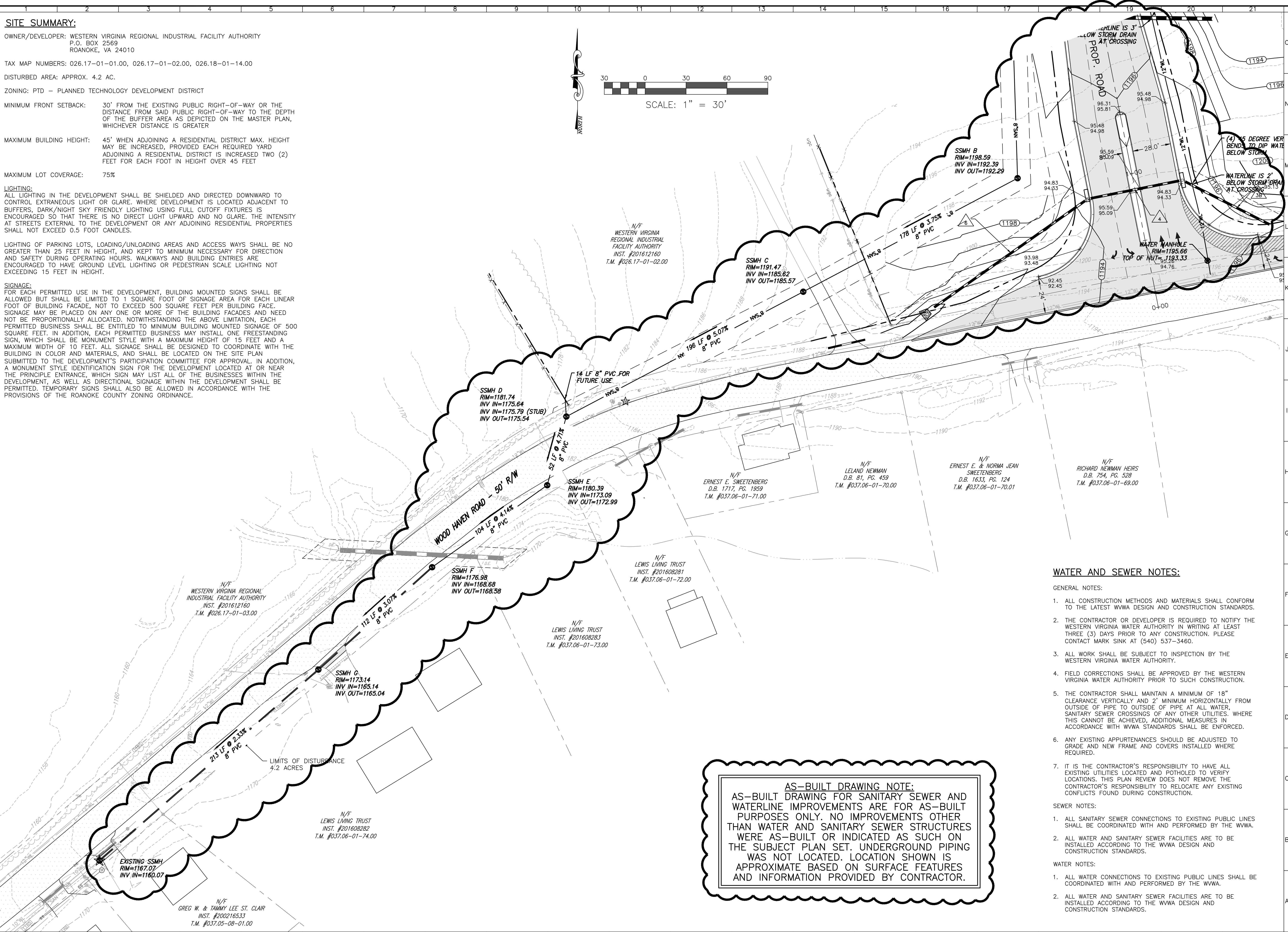
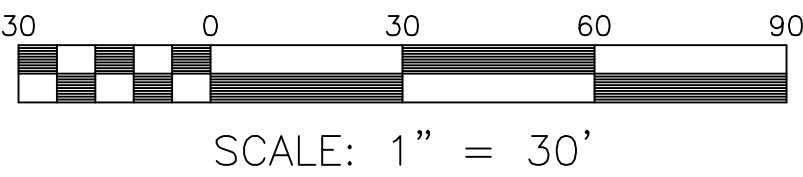
LIGHTING:

ALL LIGHTING IN THE DEVELOPMENT SHALL BE SHIELDED AND DIRECTED DOWNWARD TO CONTROL EXTRANEOUS LIGHT OR GLARE. WHERE DEVELOPMENT IS LOCATED ADJACENT TO BUFFERS, DARK/NIGHT SKY FRIENDLY LIGHTING USING FULL CUTOFF FIXTURES IS ENCOURAGED SO THAT THERE IS NO DIRECT LIGHT UPWARD AND NO GLARE. THE INTENSITY AT STREETS EXTERNAL TO THE DEVELOPMENT OR ANY ADJOINING RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.

LIGHTING OF PARKING LOTS, LOADING/UNLOADING AREAS AND ACCESS WAYS SHALL BE NO GREATER THAN 25 FEET IN HEIGHT, AND KEPT TO MINIMUM NECESSARY FOR DIRECTION AND SAFETY DURING OPERATING HOURS. WALKWAYS AND BUILDING ENTRIES ARE ENCOURAGED TO HAVE GROUND LEVEL LIGHTING OR PEDESTRIAN SCALE LIGHTING NOT EXCEEDING 15 FEET IN HEIGHT.

SIGNAGE:

FOR EACH PERMITTED USE IN THE DEVELOPMENT, BUILDING MOUNTED SIGNS SHALL BE ALLOWED BUT SHALL BE LIMITED TO 1 SQUARE FOOT OF SIGNAGE AREA FOR EACH LINEAR FOOT OF BUILDING FACADE, NOT TO EXCEED 500 SQUARE FEET PER BUILDING FACE. SIGNAGE MAY BE PLACED ON ANY ONE OR MORE OF THE BUILDING FACADES AND NEED NOT BE PROPORTIONALLY ALLOCATED. NOTWITHSTANDING THE ABOVE LIMITATION, EACH PERMITTED BUSINESS SHALL BE ENTITLED TO MINIMUM BUILDING MOUNTED SIGNAGE OF 500 SQUARE FEET. IN ADDITION, EACH PERMITTED BUSINESS MAY INSTALL ONE FREESTANDING SIGN, WHICH SHALL BE MONUMENT STYLE WITH A MAXIMUM HEIGHT OF 15 FEET AND A MAXIMUM WIDTH OF 10 FEET. ALL SIGNAGE SHALL BE DESIGNED TO COORDINATE WITH THE BUILDING IN COLOR AND MATERIALS, AND SHALL BE LOCATED ON THE SITE PLAN SUBMITTED TO THE DEVELOPMENT'S PARTICIPATION COMMITTEE FOR APPROVAL. IN ADDITION, A MONUMENT STYLE IDENTIFICATION SIGN FOR THE DEVELOPMENT LOCATED AT OR NEAR THE PRINCIPLE ENTRANCE, WHICH SIGN MAY LIST ALL OF THE BUSINESSES WITHIN THE DEVELOPMENT, AS WELL AS DIRECTIONAL SIGNAGE WITHIN THE DEVELOPMENT SHALL BE PERMITTED. TEMPORARY SIGNS SHALL ALSO BE ALLOWED IN ACCORDANCE WITH THE PROVISIONS OF THE ROANOKE COUNTY ZONING ORDINANCE.



AS-BUILT DRAWING NOTE:
AS-BUILT DRAWING FOR SANITARY SEWER AND WATERLINE IMPROVEMENTS ARE FOR AS-BUILT PURPOSES ONLY. NO IMPROVEMENTS OTHER THAN WATER AND SANITARY SEWER STRUCTURES WERE AS-BUILT OR INDICATED AS SUCH ON THE SUBJECT PLAN SET. UNDERGROUND PIPING WAS NOT LOCATED. LOCATION SHOWN IS APPROXIMATE BASED ON SURFACE FEATURES AND INFORMATION PROVIDED BY CONTRACTOR.

WATER AND SEWER NOTES:

GENERAL NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST WWA DESIGN AND CONSTRUCTION STANDARDS.
- THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION. PLEASE CONTACT MARK SINK AT (540) 537-3460.
- ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.
- FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO SUCH CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND 2' MINIMUM HORIZONTALLY FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER, SANITARY SEWER CROSSINGS OF ANY OTHER UTILITIES. WHERE THIS CANNOT BE ACHIEVED, ADDITIONAL MEASURES IN ACCORDANCE WITH WWA STANDARDS SHALL BE ENFORCED.
- ANY EXISTING APPURTENANCES SHOULD BE ADJUSTED TO GRADE AND NEW FRAME AND COVERS INSTALLED WHERE REQUIRED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND POTHOLED TO VERIFY LOCATIONS. THIS PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.

SEWER NOTES:

- ALL SANITARY SEWER CONNECTIONS TO EXISTING PUBLIC LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WWA.
- ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WWA DESIGN AND CONSTRUCTION STANDARDS.

WATER NOTES:

- ALL WATER CONNECTIONS TO EXISTING PUBLIC LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WWA.
- ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WWA DESIGN AND CONSTRUCTION STANDARDS.



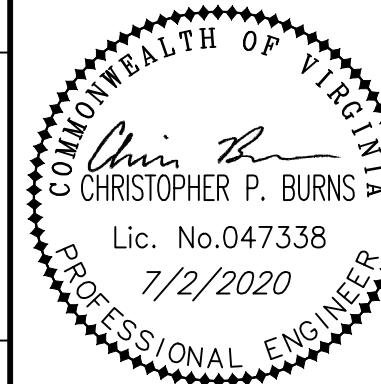
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Balzer and Associates, Inc.

1208 Corporate Circle
Roanoke, VA 24018
540-772-9580
FAX 540-772-8050



WOOD HAVEN TECHNOLOGY PARK

INFRASTRUCTURE IMPROVEMENTS

OFF-SITE S.S. EXTENSION AS-BUILT

CATAWBA DISTRICT
ROANOKE COUNTY, VIRGINIA

DRAWN BY CPB

DESIGNED BY CPB

CHECKED BY SMH

DATE 7/2/2020

SCALE 1"=30'

REVISIONS:

SHEET NO.

AB1

JOB NO. 04180095.00