

**SITE INFORMATION:**

OWNER: .....TIMMY W. AMOS ESTATE  
 5403 CLEARBROOK LANE  
 ROANOKE, VA 24014

PROPERTY ADDRESS: .....5403 CLEARBROOK LANE

TAX MAP #: .....098.02-03-03.00-0000  
 .....098.02-03-04.00-0000

PARCEL SIZE TOTAL .....2.711 AC.

EXISTING ZONING: .....C2 - GENERAL COMMERCIAL DISTRICT  
 CVOD - CLEARBROOK VILLAGE OVERLAY DISTRICT

PROPOSED USE: .....COMMERCIAL/PROFESSIONAL OFFICE

MINIMUM LOT SIZE REQUIRED: .....15,000 S.F.

MINIMUM LOT WIDTH REQUIRED: .....75'

MAX BUILDING HEIGHT: .....35'

MAX. BUILDING COVERAGE: .....50%

MAX LOT COVERAGE: .....70%

BUILDING SETBACK: FRONT: .....30' OR 20' WHEN ALL PARKING IS  
 LOCATED BEHIND THE FRONT BLDG. LINE  
 SIDE: .....NONE  
 REAR: .....15'

PROPOSED BUILDING S.F.: .....25,200 S.F.

FEMA MAP#: 51161C0254 G (EFFECTIVE DATE 09/28/2007)

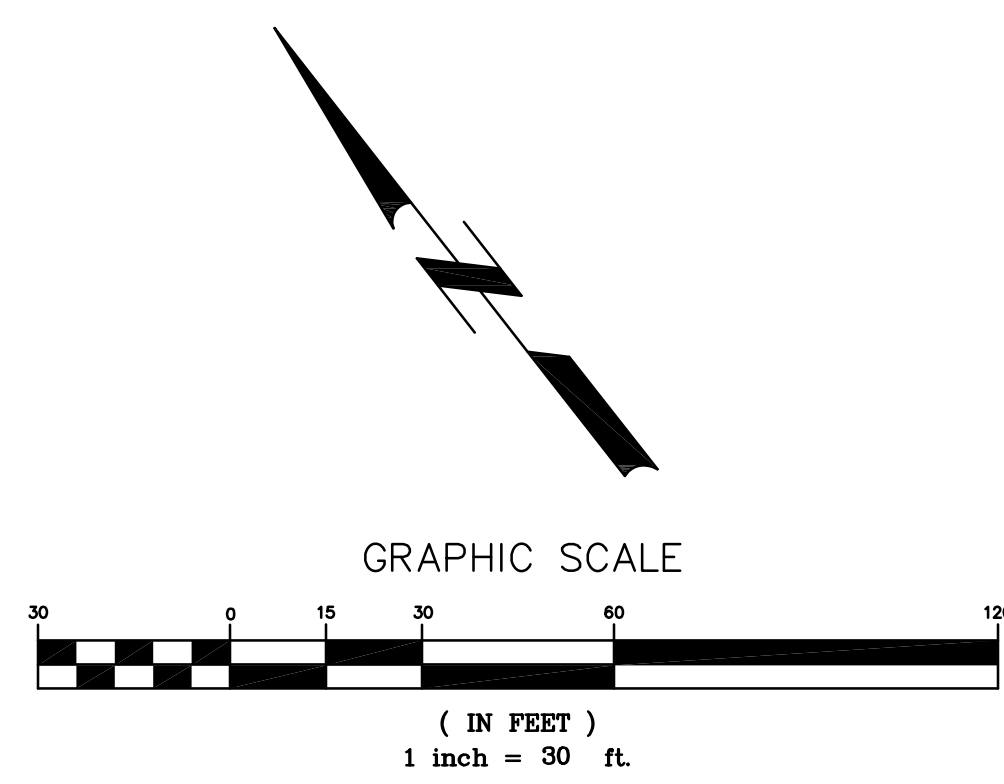
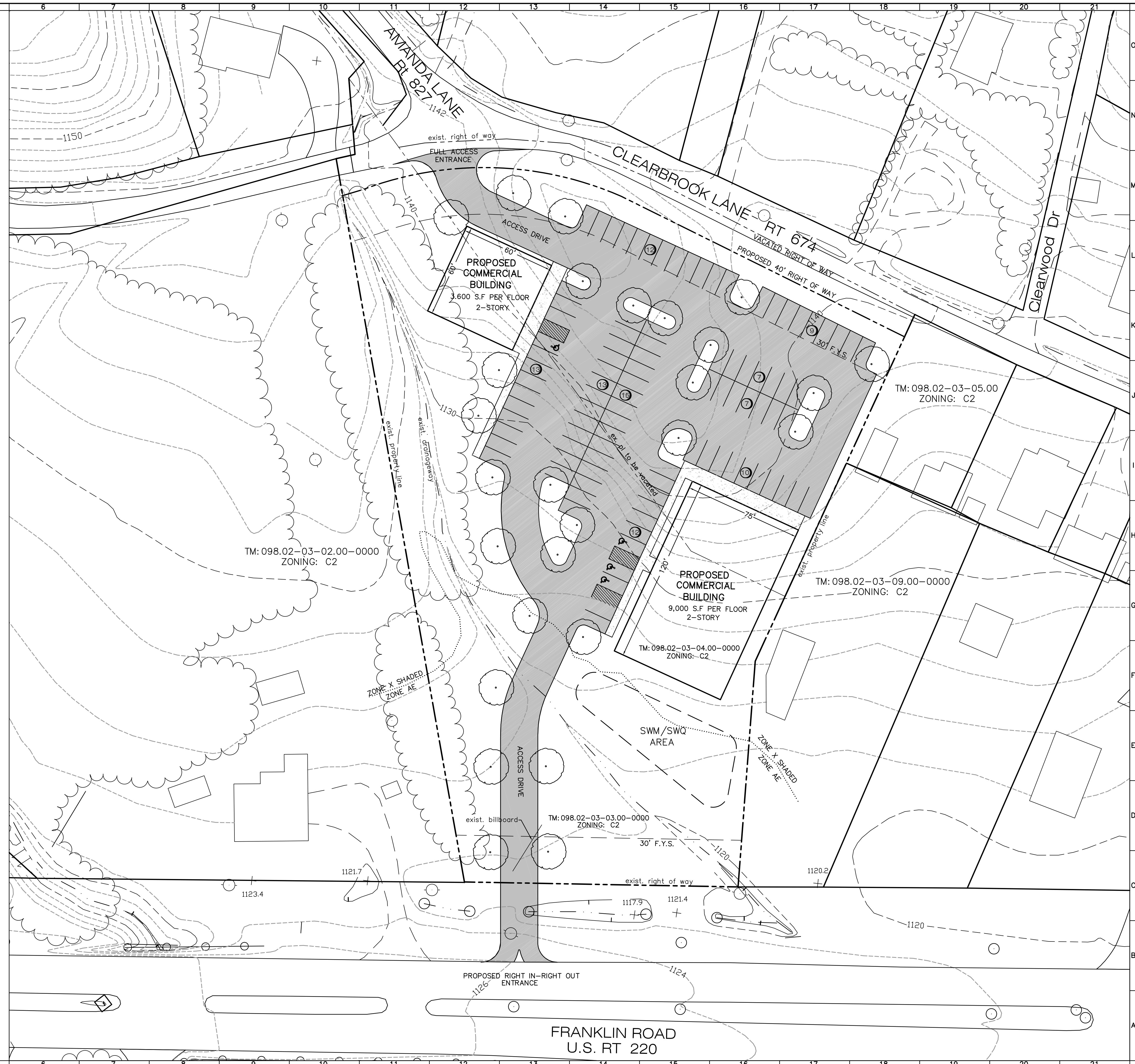
APPROX. 100-YEAR FLOOD ELEVATION: 1126

**PARKING PROVIDED**

REGULAR	90 SPACES
HANDICAP	4 SPACES
TOTAL	94 SPACES

**GENERAL NOTES:**

1. THIS CONCEPT IS FOR PLANNING PURPOSES ONLY & EXISTING CONDITIONS HAVE NOT BEEN VERIFIED ON-SITE.
2. THE BOUNDARY IS SHOWN AS APPROXIMATE.
3. UTILITIES PRESENT AS PROVIDED BY THE WESTERN VA WATER AUTHORITY 8" PUBLIC WATER MAIN IN CLEARBROOK LANE
4. ENTRANCE LOCATIONS SHOWN AS PRELIMINARY AND SIGHT DISTANCE SHALL BE CONFIRMED DURING THE SITE PLAN PROCESS
5. ACCESS MGMT. EXCEPTION MAY BE REQUIRED FOR THE PROPOSED ENTRANCE ON U.S. ROUTE 220.



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**Balzer and Associates, Inc.**  
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**AMOS ESTATE MASTERPLAN**  
**SCHEMATIC MASTERPLAN A**  
 COUNTY OF ROANOKE, VIRGINIA

DRAWN BY BTC  
 DESIGNED BY BTC  
 CHECKED BY SMH  
 DATE 4-10-2012  
 SCALE 1"=30'  
 REVISIONS:

SHEET NO.  
**EX-A**  
 JOB NO. R1200053.00