ZONING TABULATION		
Floor Area		
Ratio	0.06	
Required		
Yards	No Minimum	
Allowed	SEE NOTE BELOW	Adjoining residential
Height		1'per 1'of ht of str avg. ht
		per code
Proposed		
Height	22.6'	
Required	100 SF/Occupant	
Open Space	5,000 SF	
Proposed		
Open Space	244,1717 SF total	5,252 SF fenced patio area
Maximum	80%	
Impervious	313,980 SF	
Surface		
Proposed		
Impervious	16%	
Surface		
Maximum #		
of Occupants	59	
300 SF/		
Occupant		
Proposed #	50	
of Occupants		
Required		
Parking		
1 / 4 Beds +	10 beds+	
1 / Employee	28 Staff, 2HC	
Proposed	38	
parking	2 HC	

NOTE:
NO MAXIMUM HEIGHT, EXCEPT WHERE INPUD DISTRICT ADJOINS A RESIDENTIAL DISTRICT, IN WHICH CASE THE HEIGHT OF ANY STRUCTURE WITHIN THE INPUD DISTRICT SHALL NOT EXCEED ONE (1) FOOT OF HEIGHT FOR ONE (1) FOOT OF SETBACK FROM THE ADJACENT RESIDENTIALLY–ZONED LOT.

SITE TABULATION

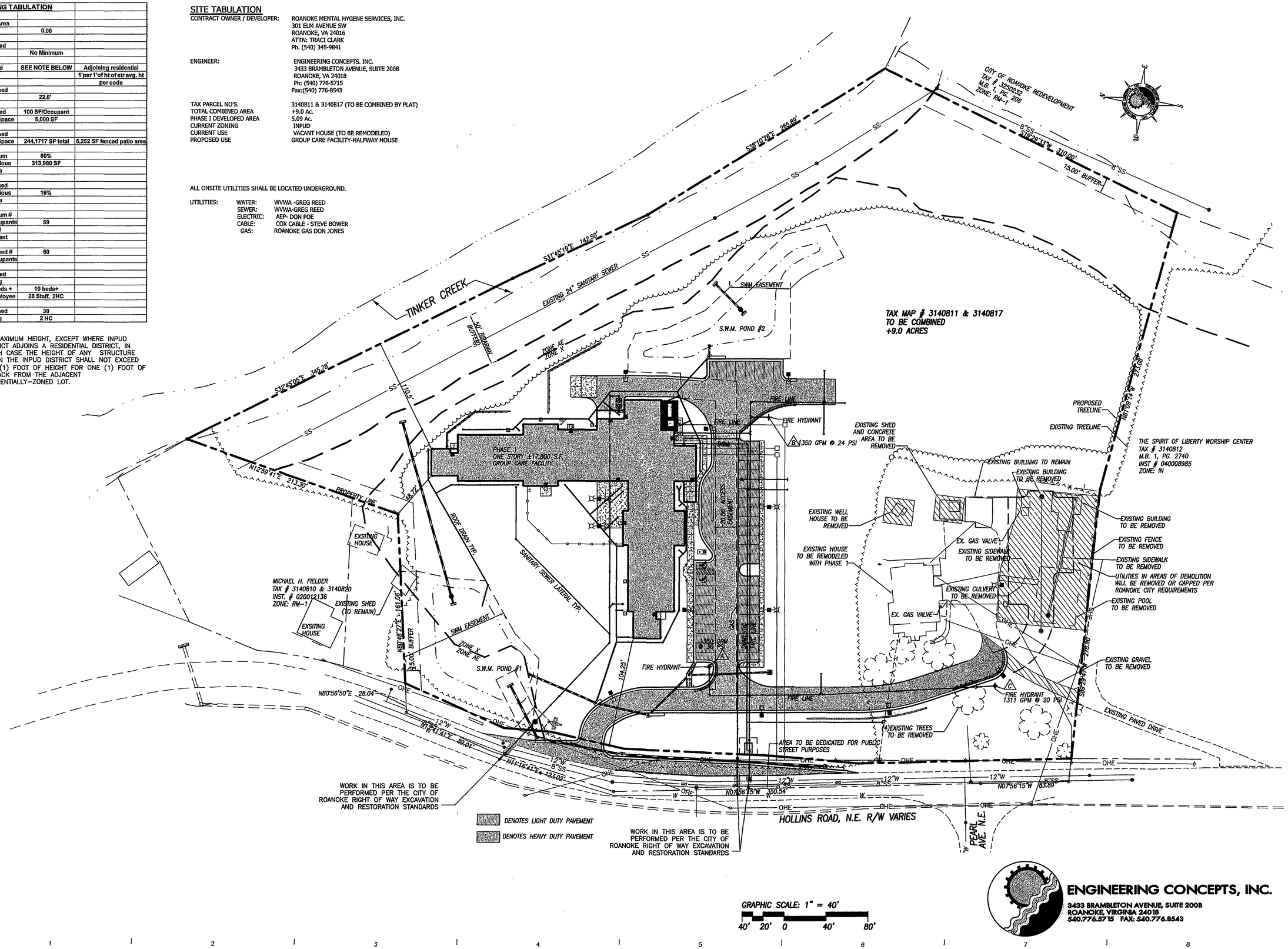
CONTRACT OWNER / DEVELOPER: ROANOKE MENTAL HYGENE SERVICES, INC.
301 ELM AVENUE SW
ROANOKE, VA 24016
ATTN: TRACI CLARK
Ph. (540) 345-9841

ENGINEER: ENGINEERING CONCEPTS. INC.
3433 BRAMBLETON AVENUE, SUITE 200B
ROANOKE, VA 24018
Ph: (540) 776-5715
Fax:(540) 776-8543

TAX PARCEL NO'S. 3140811 & 3140817 (TO BE COMBINED BY PLAT)
TOTAL COMBINED AREA +9.0 Ac.
PHASE I DEVELOPED AREA 5.09 Ac.
CURRENT ZONING INPUD
CURRENT USE VACANT HOUSE (TO BE REMODELED)
PROPOSED USE GROUP CARE FACILITY-HALFWAY HOUSE

ALL ONSITE UTILITIES SHALL BE LOCATED UNDERGROUND.

UTILITIES:
WATER: WVWA -GREG REED
SEWER: WVWA-GREG REED
ELECTRIC: AEP- DON POE
CABLE: COX CABLE - STEVE BOWER
GAS: ROANOKE GAS DON JONES



revisions			
3	10.04.07	drb/jde	city 09.26.07
2	09.06.07	drb/jde	city 08.30.07
1	07.30.07	drb/jde	city 06.04.07

date	May 30, 2007	
project	061200	
designed	JDE	
drawn	DRB	
checked	JDE	

RODRIGUEZ RIPLEY MADDUX MOTLEY ARCHITECTS

COMMONWEALTH OF VIRGINIA
JACK DURRELL ELLINWOOD
Cert. No. 1107
10/4/07
LANDSCAPE ARCHITECT

project BRBH - HOLLINS ROAD PROJECT

drawing OVERVIEW PLAN / DEMOLITION

sheet 3

C1.01

of

ENGINEERING CONCEPTS, INC.
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