

9.957 ACRES - TAX #2200202
+ 1.072 ACRES - TAX #2200244
11.029 ACRES TOTAL (2 PARCELS)

IMPERVIOUS AREA: 388,874.27 SQ.FT.
8.927 ACRES
PERVIOUS AREA: 91,548.97 SQ.FT.
2.101 ACRES
DISTURBED AREA: 134,102.46 SQ.FT.
3.078 ACRES

PARCEL B AND AREA C NOTES
1. PARCEL B IS CURRENTLY BEING SUBDIVIDED FROM THE PARENT TRACT IN A CONCURRENT REVIEW.
2. PARCEL B AND AREA C WILL HAVE PAVEMENT REMOVED AND AREA STABILIZED WITH PERMANENT VEGETATIVE MEASURES (SEE GRADING PLAN).

PARKING NOTES
1. PARKING REQUIRED UNDER SEC.36.2-852: 6 SPACES REQUIRED
2. PARKING PROVIDED: 44 AND 2 ADA PARKING

PLUMBING NOTES
EXISTING FIXTURE COUNT 5 LAVATORIES AND 9 TOILETS
NEW FIXTURE COUNT 11 LAVATORIES AND 11 TOILETS

FIRE NOTES
KNOX BOX AT ENTRANCE TO BUILDINGS AND FDC WITH IN 100' OF FIRE HYDRANT ON SOUTHWEST PROPERTY LINE.

HYDRANT NOTES
EXISTING HYDRANT #1
STATIC PRESSURE = 59.00 psi
RESIDUAL PRESSURE = 36.00 psi
FLOW = 888 US gal/min
CALCULATED FLOW @ (20 psi) = 1180.9 US gal/min
ELEVATION = 1112.0 ft.

NEW FIRE HYDRANTS
NEW HYDRANT #1
FIRE FLOW ELEVATION 1100 gpm @ 20 psi
ELEVATION: 1100.0 ft.
NEW HYDRANT #2
FIRE FLOW 1000 gpm @ 20 psi
ELEVATION 1098.0 ft.
NEW HYDRANT #3
FIRE FLOW 1000 gpm @ 20 psi
ELEVATION 1092.0 ft.

ALL FIRE DEPARTMENT CONNECTIONS INSTALLED (RENOVATION OR NEW CONSTRUCTION) SHALL BE EQUIPPED WITH AN APPROPRIATELY SIZED AND THREADED KNOX LOCKING FDC CAP THAT PROTECTS EACH CONNECTIONS.

ALL FIRE HYDRANTS (PUBLIC AND PRIVATE) SHALL BE:

- INSTALLED IN ACCORDANCE WITH THE WESTERN VIRGINIA REGIONAL DESIGN AND CONSTRUCTION STANDARDS AND THE WESTERN VIRGINIA REGIONAL CONSTRUCTION DETAILS.
- IDENTIFIED BY A SILVER COLORED BARREL
- "PRIVATE" FIRE HYDRANTS SHALL HAVE A 5" LDH (LARGE DIAMETER HOSE) ADAPTER FOR STORZ COUPLINGS ATTACHED TO THE HYDRANT STEAMER CONNECTION.

FIRE LANE NOTES
FIRE APPARATUS ACCESS ROADS SHALL:

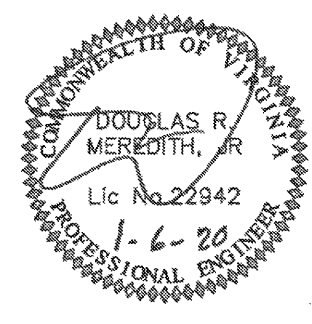
- HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES.
- HAVE A VERTICAL CLEARANCE OF NOT LESS THAN 13'-6".
- NOT PERMIT PARKING WITHIN THE MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET
- HAVE "NO PARKING FIRE LANE" SIGNS PLACED AT THE BEGINNING AND END OF ROAD, AND ONE SIGN EVERY 50 FEET IN BETWEEN

ENLARGED DETAIL
1"=10'

MASTER LANDSCAPE SCHEDULE						
QTY.	ABBV.	BOTANICAL NAME	COMMON NAME	COMMENTS	SF	SF TOTAL
17	RB	CERCIS CANADENSIS	RED BUD	5' Minimum Height, B&B	177	3,009
17	CF	CORNUS FLORIDA	DOG WOOD	5' Minimum Height, B&B	177	3,009
						6,018

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
by Aaron Cypher 01/08/2020

LORA J. KATZ, AIA
ARCHITECTURE / INTERIOR DESIGN
3525 GRANDIN ROAD, SW
ROANOKE, VIRGINIA 24018
540.597.8223



PROJECT TITLE
FORT KNOX STORAGE FACILITY
5411 WILLIAMSON ROAD
ROANOKE, VA 24012
TAX NO: 2200202 / 2200244

PROJECT ARCHITECT	: LJK
DRAWN BY	: LJK
CHECKED BY	: ---
NO.	REVISION DESCRIPTION DATE
1	PER CITY OF ROANOKE 11/04/19
3	PER CITY OF ROANOKE 11/25/19
4	PER CITY OF ROANOKE 12/13/19

COMM. NO. 4702 DATE 4/17/18
DRAWING TITLE

DEVELOPMENT PLAN

DRAWING

C-2

SHEET 6 OF 10

