

GENERAL NOTES

1. THE PROPERTY SHOWN ON THESE PLANS IS LOCATED ON ROANOKE CITY TAX ASSESSMENT MAP NUMBERS 2181001 & 2181003 AND ON ROANOKE COUNTY TAX ASSESSMENT MAP NUMBERS 038.15-01-01.02 & 038.15-01-01.03.
2. OWNER: FRIENDSHIP MANOR APARTMENT VILLAGE CORPORATION & FRIENDSHIP HEALTH & REHAB CENTER, INC. (ATTN: ROBERT MCCEE) 367 HERSHBERGER ROAD ROANOKE, VIRGINIA 24012
3. THE PROPERTY SHOWN HEREON DOES NOT FALL WITHIN LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP #5116100154 G, DATED SEPTEMBER 28, 2007. "ZONE X" (UNSHADED)
4. A TITLE REPORT WAS NOT FURNISHED FOR THIS PROPERTY.
5. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY WESTERN VIRGINIA WATER AUTHORITY WATER AND SANITARY SEWER USING INTERNAL CONNECTIONS FOR THE PROPOSED CONNECTOR BUILDING.
6. ALL EXTERIOR LIGHTS SHALL BE DESIGNED, ARRANGED, AND LOCATED SO AS NOT TO DIRECT GLARE ON ADJACENT RESIDENTIAL PROPERTIES OR RIGHT OF WAYS. THE MAXIMUM LIGHTING DENSITY AT ADJACENT PROPERTIES OR RIGHT OF WAYS SHALL NOT EXCEED 0.5 FOOT CANDLES (NO NEW EXTERIOR LIGHTING IS PROPOSED WITH THESE PLANS).
7. A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR ANY NEW EXTERIOR SIGNAGE PER SECTION 20-93 OF THE CODE OF THE COUNTY OF ROANOKE.
8. NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, THE CITY OF ROANOKE, THE WESTERN VIRGINIA WATER AUTHORITY AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
9. ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATE PIPE SIZES, MANHOLES, OR ESC MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. PLAN SHEETS CAN BE 35 X 11 IF THE INFORMATION IS LEGIBLE AND WITHIN THE LIMITS OF THE APPROVED PLANS.
10. ANY TOPOGRAPHIC CHANGES FROM THE APPROVED PLANS MAY REQUIRE ADDITIONAL DRAINAGE STRUCTURES AND EASEMENTS AS DEEMED NECESSARY BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION, THE CITY OF ROANOKE AND ROANOKE COUNTY.
11. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CLEAN OUT THE EXISTING STORM SEWER SYSTEM WITHIN EXISTING DEVELOPMENTS SHOULD THESE SYSTEMS BECOME SILENT OR BLOCKED IN ANY WAY DUE TO THE CONSTRUCTION OF THIS PROPOSED DEVELOPMENT.
12. THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES. STORM DRAIN STRUCTURE, SANITARY SEWER MANHOLES, AND ALL OTHER SURFACE UTILITIES WERE FIELD LOCATED. ALL UNDERGROUND UTILITIES SHOWN WERE ESTABLISHED USING ABOVE GROUND STRUCTURES, MISS UTILITY MARKINGS (SEE MISS UTILITY TICKETS #B401001025 REV. 008, B401001037 REV. 008, B401001020 REV. 008, B401001045 REV. 008, B401001030 REV. 008 DATED JAN. 10, 2014) AND AVAILABLE UTILITY MAPS. ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.
13. ALL UTILITY SERVICE LATERALS OR SERVICE LINES, INCLUDING ELECTRIC, SHALL BE INSTALLED UNDERGROUND.

CONSTRUCTION NOTES

1. A PERMIT MUST BE OBTAINED FROM THE VDOT SALEM RESIDENCY OFFICE PRIOR TO CONSTRUCTION IN THE HIGHWAY RIGHT-OF-WAY (HERSHBERGER ROAD)
2. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ROANOKE, COUNTY OF ROANOKE STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF VDOT'S ROAD AND BRIDGE STANDARDS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
4. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
6. SEE VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILS.
7. THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.

SITE AND ZONING TABULATIONS - ROANOKE COUNTY

TAX MAP NO. 038.15-01-01.02
CURRENT ZONING: C-2 WITH CONDITIONS
SITE ACREAGE: 1.11 AC.

C-2
MINIMUM LOT AREA REQUIRED: 15,000 S.F.
MINIMUM FRONTAGE REQUIRED: 75'
MINIMUM REQUIRED SETBACKS:
FRONT: 30'
REAR: 15'
SIDE YARD: 0'
MAXIMUM LOT COVERAGE: 90%
MAXIMUM BUILDING COVERAGE: 50%
MAXIMUM HEIGHT ALLOWED: NONE, EXCEPT WHEN ADJOINING RESIDENTIAL PROPERTY.

SITE AND ZONING TABULATIONS - ROANOKE COUNTY

TAX MAP NO. 038.15-01-01.03
CURRENT ZONING: C-2 WITH CONDITIONS
SITE ACREAGE: 1.96 AC.

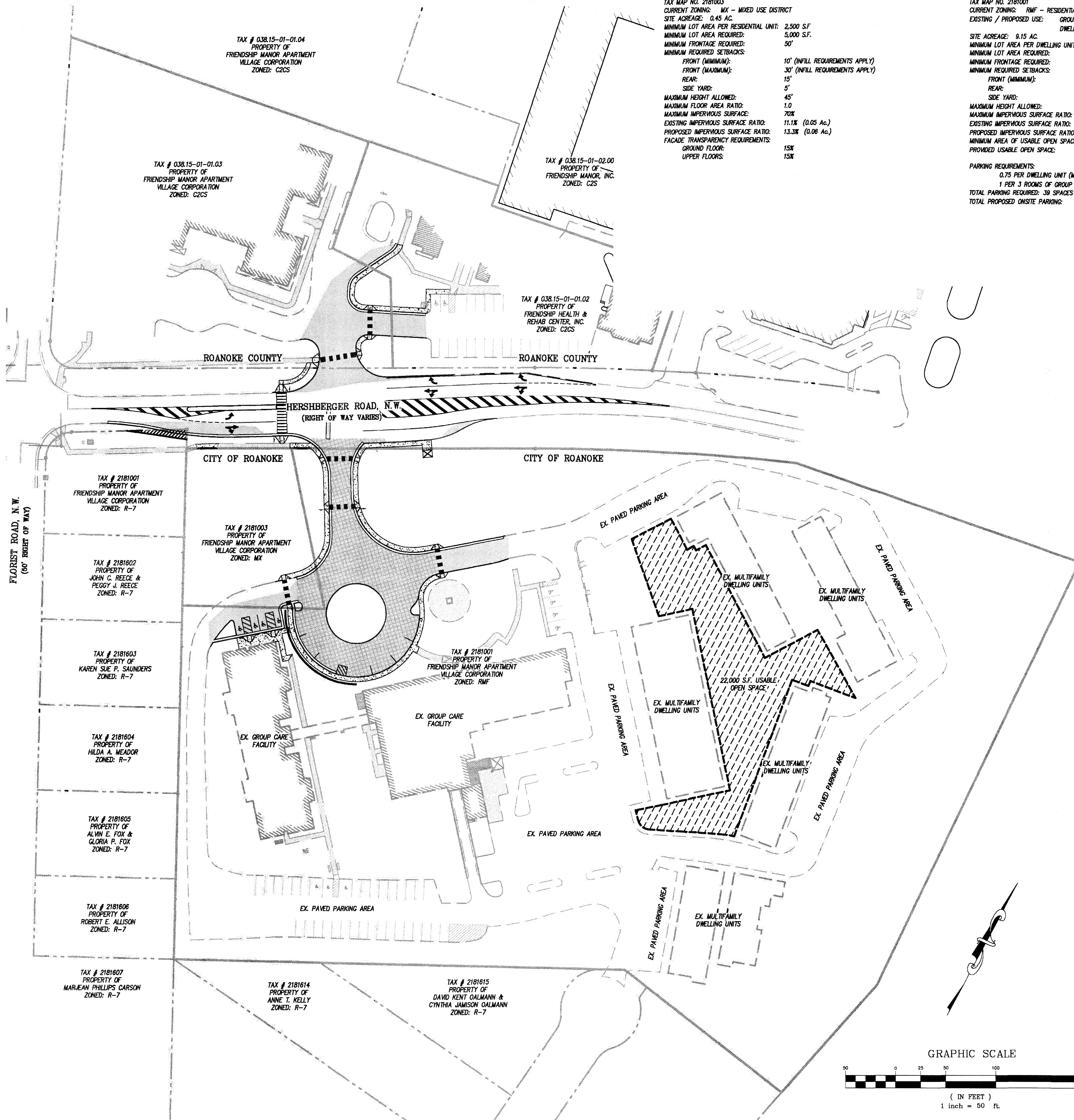
C-2
MINIMUM LOT AREA REQUIRED: 15,000 S.F.
MINIMUM FRONTAGE REQUIRED: 75'
MINIMUM REQUIRED SETBACKS:
FRONT: 30'
REAR: 15'
SIDE YARD: 0'
MAXIMUM LOT COVERAGE: 90%
MAXIMUM BUILDING COVERAGE: 50%
MAXIMUM HEIGHT ALLOWED: NONE, EXCEPT WHEN ADJOINING RESIDENTIAL PROPERTY.

SITE AND ZONING TABULATIONS - CITY OF ROANOKE

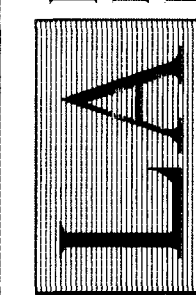
TAX MAP NO. 2181003
CURRENT ZONING: MX - MIXED USE DISTRICT
SITE ACREAGE: 0.45 AC.
MINIMUM LOT AREA PER RESIDENTIAL UNIT: 2,500 S.F.
MINIMUM LOT AREA REQUIRED: 5,000 S.F.
MINIMUM FRONTAGE REQUIRED: 50'
MINIMUM REQUIRED SETBACKS:
FRONT (MINIMUM): 10' (INFILL REQUIREMENTS APPLY)
FRONT (MAXIMUM): 30' (INFILL REQUIREMENTS APPLY)
REAR: 15'
SIDE YARD: 5'
MAXIMUM HEIGHT ALLOWED: 45'
MAXIMUM FLOOR AREA RATIO: 1.0
MAXIMUM IMPERVIOUS SURFACE: 70%
EXISTING IMPERVIOUS SURFACE RATIO: 11.1% (0.05 AC.)
PROPOSED IMPERVIOUS SURFACE RATIO: 13.3% (0.06 AC.)
FACADE TRANSPARENCY REQUIREMENTS:
GROUND FLOOR: 15%
UPPER FLOORS: 15%

SITE AND ZONING TABULATIONS - CITY OF ROANOKE

TAX MAP NO. 2181001
CURRENT ZONING: RMF - RESIDENTIAL MULTIFAMILY DISTRICT
EXISTING / PROPOSED USE: GROUP CARE FACILITY, NURSING HOME - 159 ROOMS
DWELLING, MULTIFAMILY (INTENDED FOR ELDERLY) - 51 UNITS
SITE ACREAGE: 9.15 AC.
MINIMUM LOT AREA PER DWELLING UNIT: 1,000 S.F.
MINIMUM LOT AREA REQUIRED: 15,000 S.F.
MINIMUM FRONTAGE REQUIRED: 100'
MINIMUM REQUIRED SETBACKS:
FRONT (MINIMUM): 10' (INFILL REQUIREMENTS APPLY)
REAR: 15'
SIDE YARD: 15'
MAXIMUM HEIGHT ALLOWED: 45'
MAXIMUM IMPERVIOUS SURFACE: 70%
EXISTING IMPERVIOUS SURFACE RATIO: 53.1% (4.82 AC.)
PROPOSED IMPERVIOUS SURFACE RATIO: 52.7% (4.82 AC.)
MINIMUM AREA OF USABLE OPEN SPACE: 100 S.F. PER DWELLING UNIT X 210 UNITS = 21,000 S.F.
PROVIDED USABLE OPEN SPACE: 22,000 S.F. (SEE SITE OVERVIEW, THIS SHEET)
PARKING REQUIREMENTS:
0.75 PER DWELLING UNIT (MULTIFAMILY INTENDED FOR ELDERLY) X 51 UNITS = 39 SPACES
1 PER 3 ROOMS OF GROUP CARE FACILITY (NURSING HOME) X 159 ROOMS = 53 SPACES
TOTAL PARKING REQUIRED: 39 SPACES + 53 SPACES = 92 SPACES
TOTAL PROPOSED ON-SITE PARKING: 184 SPACES (INCLUDES 19 HANDICAP SPACES)



LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



COMMONWEALTH OF VIRGINIA
ANDREW P. LUMSDEN
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10/6/14

NOTES & SITE OVERVIEW

FRIENDSHIP MANOR &
HERSHBERGER ROAD IMPROVEMENTS
SITUATED IN
ROANOKE COUNTY &
CITY OF ROANOKE, VIRGINIA

REVISED	NO.	DATE	DESCRIPTION
	1		
	2		
	3		
	4		
	5		

DATE: October 6, 2014
SCALE: 1" = 50'
COMMISSION NO.: 13-215
SHEET 3 OF 13

