

SITE AND ZONING TABULATIONS

TAX NUMBER: 149021
ZONING DISTRICT: MPUD(C), PER CITY OF ROANOKE ORDINANCE NO. (40397-111615)
OVERLAY DISTRICT: RIVER AND CREEK CORRIDOR
SITE ACREAGE: 30.4969 ACRES
PROPOSED USE: GROUP CARE FACILITY, NURSING HOME
PROPOSED CAPACITY OF FACILITY: 100 RESIDENTIAL UNITS, CONSISTENT WITH PUD DEVELOPMENT PLAN STANDARDS (SEE SHEET 3)
MINIMUM LOT AREA PER DWELLING UNIT: 1,800 SF
PROPOSED DENSITY: 1 DWELLING UNIT PER 2,578 SF (ASSUMES SUBDIVISION OF 5.919 AC TRACT, SEE SHEET 3)
MAXIMUM IMPERVIOUS SURFACE RATIO: 80%
PROPOSED IMPERVIOUS SURFACE RATIO: 39.0% WITHIN PROJECT AREA, 9.8% FOR ENTIRE PARCEL
REQUIRED OPEN SPACE: TO BE IN CONFORMANCE WITH MPUD DEVELOPMENT PLAN
SETBACK REQUIREMENTS:
ALL SETBACKS ARE ESTABLISHED BY THE DEVELOPMENT PLAN FOR THE DISTRICT.
MAXIMUM HEIGHT: AS SPECIFIED ON THE DEVELOPMENT PLAN FOR THE DISTRICT; SEE EXHIBIT "D"
PARKING REQUIREMENTS: AS SPECIFIED ON THE DEVELOPMENT PLAN FOR THE DISTRICT; SEE EXHIBIT "A"
REQUIRED PARKING FOR ASSISTED LIVING FACILITY: 65 SPACES
MINIMUM HANDICAPPED PARKING SPACES REQUIRED: 3
HANDICAPPED PARKING SPACES PROVIDED: 5
MINIMUM TREE CANOPY: 15% - SEE LANDSCAPE PLAN, SHEET 10, FOR ADDITIONAL INFORMATION

GENERAL NOTES

1. DEVELOPER: RETIREMENT UNLIMITED, INC.
2847 PENN FOREST BLVD, SK, SUITE 201
ROANOKE, VA 24018
2. OWNER: REGION PROPERTIES, INC.
PO BOX 100
DALEVILLE, VA 24083-0100
3. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. DATED 2015. TOPOGRAPHY DATA BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2015.
4. NO TITLE REPORT WAS FURNISHED FOR THIS PROJECT, AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY BUT ARE NOT SHOWN HEREIN.
5. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE ACCESSED BY PRIVATE STREETS.
6. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
7. 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 ADJOINING RESIDENTIAL PROPERTIES OR RIGHTS OF WAY SHALL NOT EXCEED 0.5 FOOT CANDLES.
8. NO EXTERIOR SIGN WILL REQUIRE A SEPARATE SIGN PERMIT. NO NEW EXTERIOR SIGNS ARE PROPOSED WITH THESE PLANS.
9. ALL REFUSE DUMPSTERS AND/OR CONTAINERS SHALL BE SCREENED FROM SURROUNDING VIEWS PURSUANT TO THE REQUIREMENTS OF SECTION 38.2-647 AND TABLE 647-1.
10. MECHANICAL EQUIPMENT LOCATED ON THE GROUND OR MOUNTED ON A ROOF SHALL BE SCREENED PURSUANT TO THE REQUIREMENTS OF SECTION 38.2-647 AND TABLE 647-1.
11. ALL UTILITY SERVICE LATERALS, INCLUDING ELECTRIC, SHALL BE INSTALLED UNDERGROUND.
12. NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, THE CITY OF ROANOKE, AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND THE WESTERN VIRGINIA WATER AUTHORITY.
13. A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBER 51161C02516. DATED SEPTEMBER 28, 2007. ZONE "AE", ZONE "X" (SHADED) AND ZONE "X" (UNSHADED).
14. THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITY. STORM DRAIN STRUCTURES, SANITARY SEWER MANHOLES, AND OTHER SURFACE UTILITIES WERE FIELD LOCATED. ALL UNDERGROUND UTILITIES SHOWN WERE ESTABLISHED USING ABOVE GROUND STRUCTURES, MISS UTILITY MARKINGS AND AVAILABLE UTILITY RECORDS. ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.

CONSTRUCTION NOTES

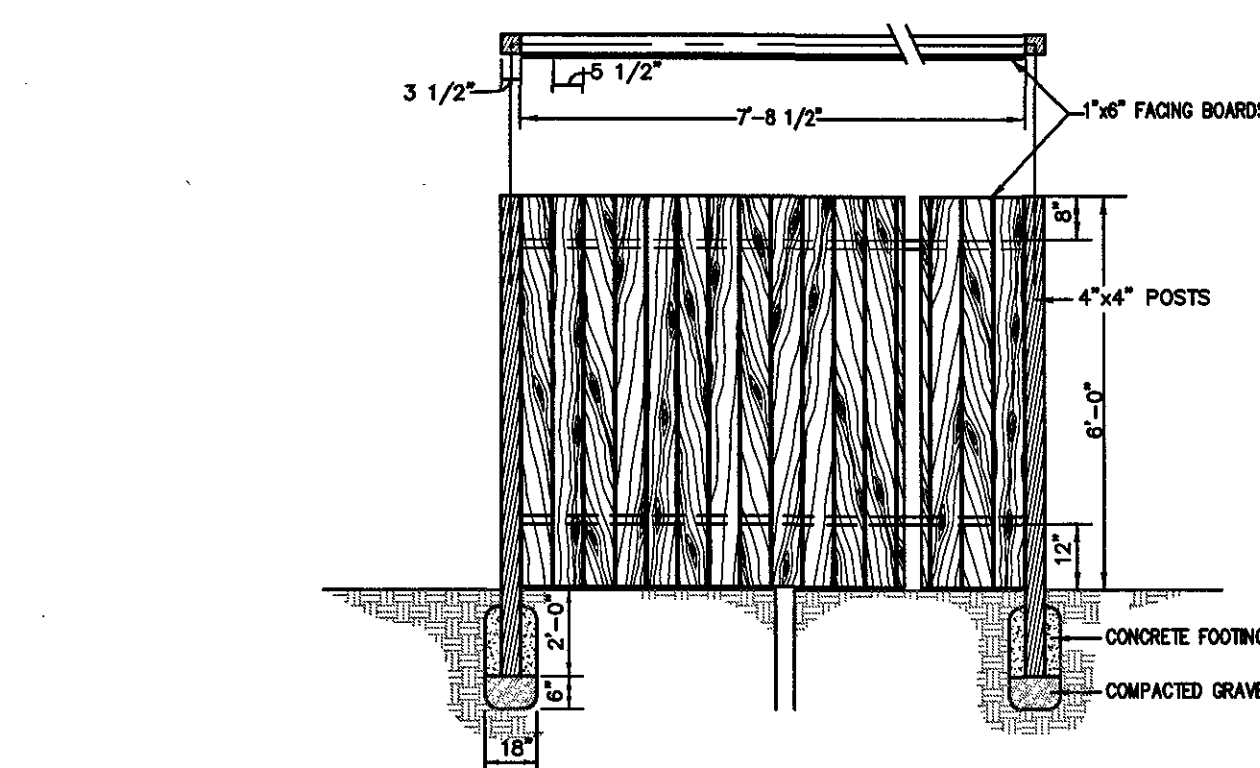
1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF THE VDOT ROAD AND BRIDGE STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION. SEE VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE, CURB AND STORM DRAINAGE INSTALLATIONS.
5. 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.
6. ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATE PIPE SIZES, MANHOLES OR EROSION & SEDIMENT CONTROL MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER AND APPROVED BY THE CITY OF ROANOKE.
7. ALL NECESSARY UTILITY LATERAL CONDUITS (I.E. WATER, SEWER, STORM DRAIN, GAS, ELECTRIC, COMMUNICATIONS) SHALL BE CONSTRUCTED PRIOR TO THE PLACEMENT OF BASE MATERIAL.

GRADING NOTES

1. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
2. TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE. A SEPARATE E & S PLAN MAY BE REQUIRED FOR OFFSITE STOCKPILES.
3. FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 8 INCHES IN DIAMETER.
4. FILL MATERIAL SHALL BE COMPACTED IN THIRTY (30) INCH LAYERS LIFTED AND COMPACTED AT LEAST NINETY-FIVE (95) PERCENT OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D858, STANDARD PROCTOR. MAINTAIN MOISTURE CONTENT OF FILL MATERIAL WITHIN THREE (3) PERCENT OF OPTIMUM TO ATTAIN REQUIRED COMPACTION DENSITY.
5. A GEOTECHNICAL ENGINEERING REPORT BY GEOTECHNICS, INC. (COMMISSION NO. 4758, DATED 3/5/2016) WAS PROVIDED TO THE OWNER AND FURNISHED TO THE DESIGNING ENGINEER (LUMDEN ASSOCIATES, P.C.). A QUALIFIED GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF VIRGINIA, SHOULD BE CONSULTED CONCERNING SOIL STABILITY, SLOPE STABILIZATION, SOIL COMPACTION, AND OTHER SPECIAL CHARACTERISTICS. LUMDEN ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY RELATING TO FAILURES RESULTING FROM SAME.

WESTERN VIRGINIA WATER AUTHORITY GENERAL NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AUTHORITY (WVWA). ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
2. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION. CONTACT MARK SINK AT (540) 537-3460.
3. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY AND ROANOKE CITY INSPECTORS.
4. THE DEVELOPER OR CONTRACTOR SHALL SUPPLY THE CITY, AND THE WESTERN VIRGINIA WATER AUTHORITY WITH CORRECT AS-BUILT PLANS BEFORE TENTATIVE ACCEPTANCE.
5. FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO SUCH CONSTRUCTION.
6. 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 AND SANITARY SEWER CROSSINGS OF ANY OTHER UTILITIES. WHERE THIS CANNOT BE ACHIEVED, ADDITIONAL MEASURES IN ACCORDANCE WITH WVWA STANDARDS SHALL BE ENFORCED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND POTHOLED TO VERIFY LOCATIONS. REVIEW OF THIS PLAN DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING CONDITIONS FOUND DURING CONSTRUCTION.
8. THE WATER SERVICES FOR THIS DEVELOPMENT WILL REQUIRE A CONCRETE VAULT. PLEASE CONTACT CLEAR FLOW AT (540)-942-3300 TO ORDER THE VAULT. THE APPLICANT IS RESPONSIBLE FOR PAYMENT, DELIVERY AND COORDINATION OF THE VAULT, AND INSTALLATION OF THE WATER SERVICE BETWEEN THE AUTHORITY MAIN AND THE VAULT INCLUDING THE TAPPING SLEEVE AND VALVE. CONTRACTOR TO EXCAVATE AND INSTALL TAPPING SLEEVE AND VALVE, THE NET TAP WILL BE MADE BY THE AUTHORITY UPON PAYMENT AND SCHEDULING. CALL UTILITY LINE SERVICES AT 540-853-2913 THREE (3) WORKING DAYS PRIOR TO ANTICIPATED TAP DATE.
9. PROPOSED HYDRANTS SHALL BE INSTALLED BY THE CONTRACTOR.
10. PROVIDE FIVE (5) DAYS NOTICE TO THE WESTERN VIRGINIA WATER AUTHORITY FOR ANY ANTICIPATED WATER OUTAGE TO ALLOW THE WVWA TIME TO SCHEDULE AND NOTIFY AFFECTED CUSTOMERS. CALL (540) 537-3460.
11. REFERENCE WESTERN VIRGINIA WATER AUTHORITY AVAILABILITY LETTER 17-299.



NOTE: WHERE SCREENING FENCE IS USED TO SCREEN A DUMPSTER, THE MINIMUM HEIGHT OF FENCE SHALL BE 1 FOOT ABOVE HIGHEST POINT OF DUMPSTER, PER SEC. 36.2-647 AND SHALL BE AT LEAST 95% OPAQUE, PER SEC. 36.2-649

