

VARIABLE WIDTH DRAINAGE EASEMENT		
LINE	DIRECTION	DISTANCE
A-B	S03°10'59"E	100.62'
B-C	S66°37'05"E	24.00'
C-D	N56°13'09"E	110.51'
A-PC	S66°37'05"E	74.00'

NOTE
ALL LIGHTING FIXTURES WITHIN RESIDENTIAL DISTRICTS SHALL BE DESIGNED, LOCATED AND ARRANGED SO AS TO NOT DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES. THE LIGHTING INTENSITY AT ADJOINING STREETS OR RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.

- NOTES:
1. ALL WATER AND SANITARY SEWER FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE ROANOKE COUNTY WATER AND SEWER REGULATIONS.
 2. ALL RETAINING WALLS ARE TO BE DESIGNED BY OTHERS. IT SHOULD ALSO BE NOTED THAT ANY RETAINING WALLS 6 FEET HIGH OR GREATER WILL BE REQUIRED TO BE DESIGNED, REVIEWED & APPROVED BY A PROFESSIONAL ENGINEER.
 3. ALL TAPS TO PUBLIC UTILITIES (WATER & SEWER) TO BE MADE BY ROANOKE COUNTY UTILITY DEPARTMENT.
 4. PROPOSED VALVES SHOWN IN CURB & GUTTER FOR DRAFTING CLARITY ONLY. ACTUAL VALVE LOCATION IS TO BE WITHIN THE ASPHALT.
 5. MINIMUM SETBACK FOR IDENTIFICATION SIGNS IS 15', AND SEPARATE SIGN PERMIT WILL BE REQUIRED.

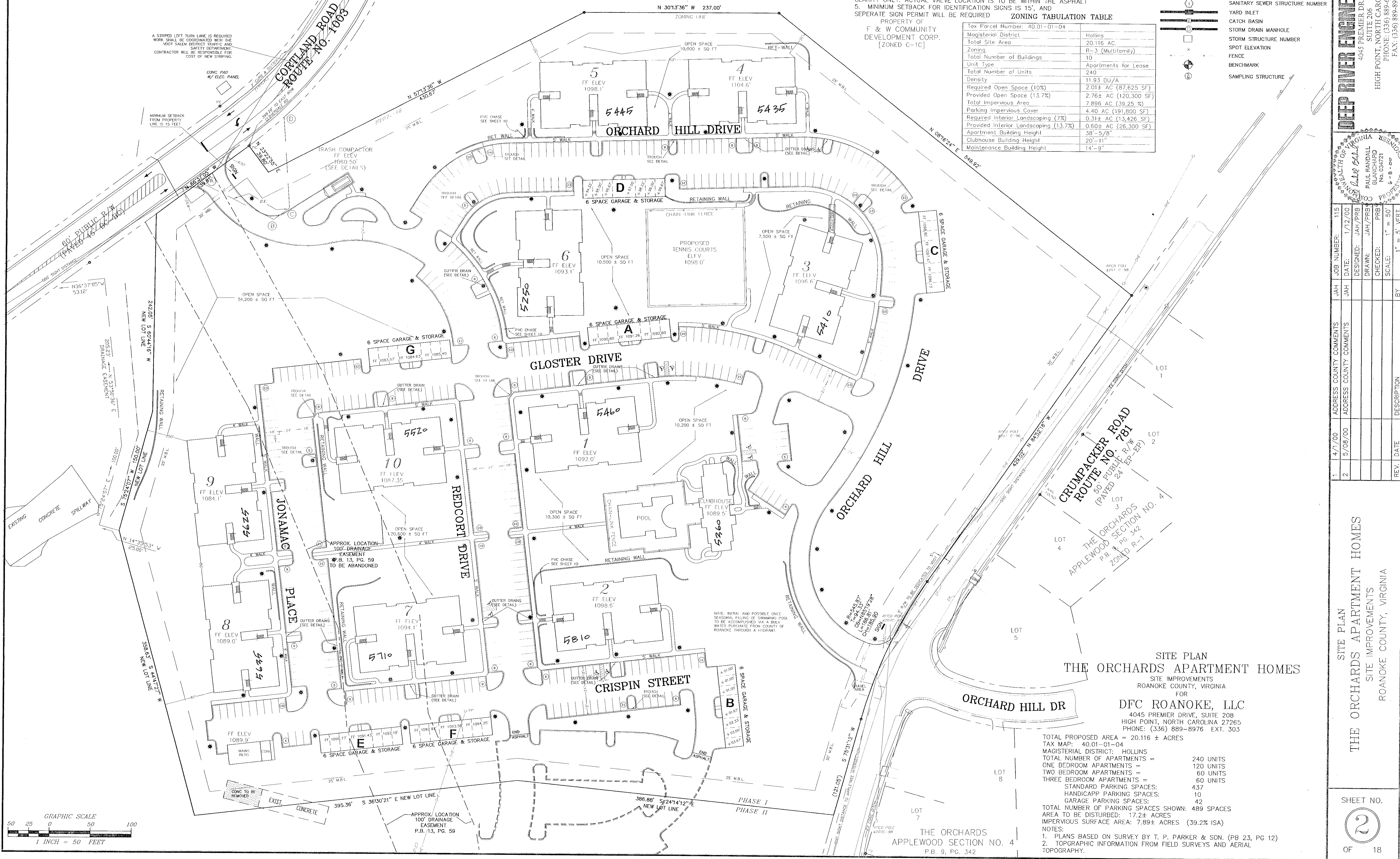
PROPERTY OF
F & W COMMUNITY DEVELOPMENT CORP.
[ZONED C-1C]

ZONING TABULATION TABLE	
Tax Parcel Number: 40.01-01-04	Hollins
Magisterial District	20.116 AC.
Total Site Area	R-3 (Multifamily)
Zoning	10
Total Number of Buildings	240
Unit Type	Apartments for Lease
Total Number of Units	11.93 DU/A
Density	2.01± AC (87,625 SF)
Required Open Space (10%)	2.76± AC (120,300 SF)
Provided Open Space (13.7%)	7.89± AC (39,25 SF)
Total Impervious Area	4.40 AC (191,800 SF)
Parking Impervious Cover	0.31± AC (13,426 SF)
Required Interior Landscaping (7%)	0.60± AC (26,300 SF)
Provided Interior Landscaping (13.7%)	38'-5"±
Apartment Building Height	20'-11"
Clubhouse Building Height	14'-9"
Maintenance Building Height	

LEGEND

- UTILITY POLE
- OVERHEAD ELECTRIC LINES
- GATEVALVE & MANHOLE
- GATEVALVE & BOX
- WATER METER
- SANITARY SEWER MAIN & CLEANOUT
- SANITARY SEWER STRUCTURE NUMBER
- YARD INLET
- CATCH BASIN
- STORM DRAIN MANHOLE
- STORM STRUCTURE NUMBER
- SPOT ELEVATION
- FENCE
- BENCHMARK
- SAMPLING STRUCTURE

A STRIPPED LEFT TURN LANE IS REQUIRED WORK SHALL BE COORDINATED WITH THE VIRGINIA STATE DEPARTMENT OF TRANSPORTATION AND SAFETY DEPARTMENT. CONTRACTOR WILL BE RESPONSIBLE FOR COST OF NEW STRIPPING.



SITE PLAN THE ORCHARDS APARTMENT HOMES

SITE IMPROVEMENTS
ROANOKE COUNTY, VIRGINIA
FOR
DFC ROANOKE, LLC
4045 PREMIER DRIVE, SUITE 208
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 889-8976 EXT. 303

TOTAL PROPOSED AREA = 20.116 ± ACRES
TAX MAP: 40.01-01-04
MAGISTERIAL DISTRICT: HOLLINS
TOTAL NUMBER OF APARTMENTS = 240 UNITS
ONE BEDROOM APARTMENTS = 120 UNITS
TWO BEDROOM APARTMENTS = 60 UNITS
THREE BEDROOM APARTMENTS = 60 UNITS
STANDARD PARKING SPACES: 437
HANDICAPP PARKING SPACES: 10
GARAGE PARKING SPACES: 42
TOTAL NUMBER OF PARKING SPACES SHOWN: 489 SPACES
AREA TO BE DISTURBED: 17.24 ACRES
IMPERVIOUS SURFACE AREA: 7.89± ACRES (39.2% ISA)
NOTES:
1. PLANS BASED ON SURVEY BY T. P. PARKER & SON. (PB 23, PG 12)
2. TOPOGRAPHIC INFORMATION FROM FIELD SURVEYS AND AERIAL TOPOGRAPHY.

DEEP RIVER ENGINEERING, PLLC
SUITE 206
4045 PREMIER DRIVE
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 889-4011
FAX: (336) 889-8990

THE ORCHARDS APARTMENT HOMES
SITE IMPROVEMENTS
ROANOKE COUNTY, VIRGINIA

SITE PLAN
SHEET NO. **2**
OF 18

REV.	DATE	DESCRIPTION	BY
1	4/1/00	ADDRESS COUNTY COMMENTS	JAH
2	5/06/00	ADDRESS COUNTY COMMENTS	JAH

JOB NUMBER:	DATE:	DESIGNED:	DRAWN:	CHECKED:	SCALE:
115	1/12/00	JAH/PFB	JAH/PFB	PFB	1" = 50'