

SITE INFORMATION:

OWNER: SAINT FRANCIS OF ASSISI SERVICE DOG FOUNDATION INC.

TAX MAP NUMBER: 018.17-02-22.00

EX. PARCEL SIZE: 17.91 AC.

ZONING: AR-S
AGRICULTURAL/RESIDENTIAL DISTRICT WITH SPECIAL USE PERMIT

ORDINANCE: 072302-10

CONDITIONS:
1. NO VEHICULAR ACCESS SHALL BE PERMITTED FROM BUCKLAND MILL ROAD.

EX. USE: COMMERCIAL KENNEL

MINIMUM LOT AREA FOR AR ZONING: 15,000 SQ.FT.
LOT AREA PROVIDED: 780,159 SQ.FT.
MINIMUM LOT AREA FOR COMMERCIAL KENNEL: 2 AC.
LOT AREA PROVIDED: 17.91 AC.
PROPOSED KENNEL BUILDING SQUARE FOOTAGE:
1 STORY 5,082 SQ.FT.

MAXIMUM HEIGHT OF BUILDING ALLOWED: 45'

ACTUAL BUILDING HEIGHT: 32.2'

REQUIRED PARKING: COMMERCIAL KENNEL
1 SPACE REQUIRED PER 500 SQ.FT. = 11 SPACES REQUIRED

PARKING PROVIDED: 13 STANDARD SPACES
3 HANDICAP SPACES
16 TOTAL SPACES PROVIDED

SETBACKS FOR AR ZONING:

FRONT YARD: 30' SIDE YARD: 15' REAR YARD: 25'

COMMERCIAL KENNELS SHALL BE SETBACK FROM ALL PROPERTY LINES A MINIMUM OF 100'.

NOTE: A KENNEL SILENCER SHALL BE UTILIZED WITHIN THE KENNEL AS REQUIRED BY SECTION 30-85-18.

MAXIMUM BUILDING LOT COVERAGE: 15%
BUILDING LOT COVERAGE PROVIDED: 2.7% WITH PROPOSED IMPROVEMENTS

MAXIMUM LOT COVERAGE: 30%
LOT COVERAGE PROVIDED: 9% WITH CURRENT IMPROVEMENTS SHOWN (13% AT FULL BUILDOUT)

MINIMUM FRONTAGE REQUIRED: EX. FRONTAGE

SANITARY SEWER NOTES:

1. G.C. SHALL CORE DRILL THE EXISTING MANHOLE TO PERFORM THE LATERAL CONNECTION. THE CONNECTION SHALL UTILIZE A FLEXIBLE BOOT CONNECTION AT THE MANHOLE.

2. THE MINIMUM SLOPE OF THE PRIVATE LATERAL SHALL BE 2.08%.

WATER CONSTRUCTION NOTES:

1. THE G.C. SHALL COORDINATE INSTALLATION OF THE WATER LATERAL TO THE BUILDING WITH SUB-CONTRACTORS TO ENSURE THE EXACT LOCATIONS OF WATERLINES INTO THE BUILDING.

2. THE WATER METER SIZE SHALL BE 2" WITH A LATERAL SIZE OF 3" THE WATER METER SHALL CONFORM TO WWA STD W-01.

3. MINIMUM COVER OVER THE PROPOSED WATERLINE SHALL BE 36" BACKFILL SHALL FOLLOW THE WWA STD W-24 AND W-25.

NOTES:

1. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, & VDOT.

2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.

3. ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATIVE PIPE SIZE OR MANHOLES OR ESC MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. PLAN SHEETS CAN BE 8.5"x11" IF THE INFORMATION IS LEGIBLE.

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

5. A PHOTOMETRIC PLAN SHALL BE SUBMITTED TO ROANOKE COUNTY FOR REVIEW AND APPROVAL PRIOR TO SITE PLAN APPROVAL (SEE SECTION 30-94 1). ANY CHANGES IN THE LIGHTING PLAN SHALL BE PROVIDED TO ROANOKE COUNTY AS A FIELD REVISION FOR REVIEW AND APPROVAL.

6. ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS) AND OUTDOOR STORAGE IN ALL ZONING DISTRICTS SHALL BE SCREENED FROM SURROUNDING VIEWS. IN ADDITION, GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED.

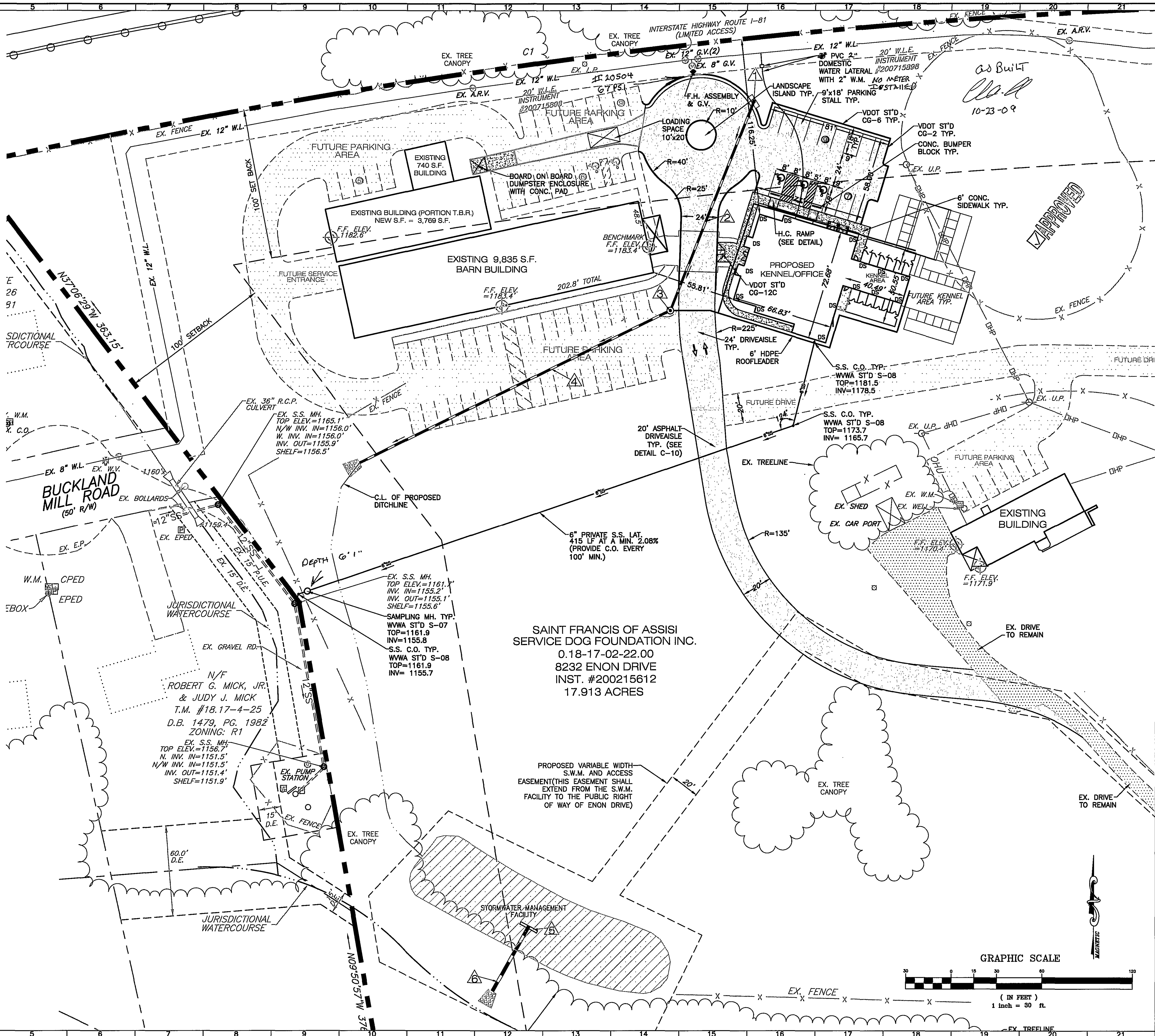
7. G.C. TO COORDINATE ALL UTILITY SERVICES TO THE PROPOSED BUILDING. THE UTILITIES FOR THE BUILDING INCLUDING ELECTRIC, GAS, ETC. SHALL BE INSTALLED UNDERGROUND FROM THE P.U.E. TO THE BUILDING. THE UTILITIES SHALL BE LOCATED WITHIN THE SIDE YARD SETBACK ON THE EASTERN PORTION OF THE PROPERTY.

8. ALL DOWNSPOUTS SHALL DISCHARGE INTO THE STORM SEWER SYSTEM VIA 6" ROOFLEADERS.

9. A SIGN PERMIT SHALL BE OBTAINED PRIOR TO THE INSTALLATION OF ANY SITE OR BUILDING SIGNAGE. ALL SIGNAGE SHALL BE COMPLY WITH SECTION 30-93 OF THE ROANOKE COUNTY ZONING ORDINANCE.

10. DOG WASTE WILL BE DISPOSED OF THROUGH THE SANITARY SEWER SYSTEM OF THE WWA. ANY OTHER WASTE WILL BE DISPOSED THROUGH THE ON-SITE DUMPSTER. IT SHALL BE NOTED THAT A CREMATORIA OR LAND BURIAL OF ANIMALS IN ASSOCIATION WITH THE COMMERCIAL KENNEL IS PROHIBITED.

11. A KENNEL SILENCER SHALL BE UTILIZED ON THE INTERIOR THE KENNEL FACILITY AS REQUIRED BY THE ROANOKE COUNTY ZONING ORDINANCE.



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Balzer and Associates, Inc.
1208 Corporate Circle
Roanoke, VA 24018
540-772-9580
FAX 540-772-9050

COMMONWEALTH OF VIRGINIA
CANTON J. SCHAEFER
Lic. No. 45225
A-15-09
PROFESSIONAL ENGINEER

SAINT FRANCIS SERVICE DOGS

LAYOUT AND UTILITY PLAN

HOLLINS
ROANOKE COUNTY, VIRGINIA

DRAWN BY BTC
DESIGNED BY BTC
CHECKED BY SMH
DATE 2-6-09
SCALE 1"=30'

REVISIONS:
3-6-09
3-27-09
4-15-09

SHEET NO.
C-4
JOB NO. R0500037.00