Got comm. meter vault info. 5.24.19

SITE SUMMARY:

OWNER: ROANOKE VALLEY INVESTMENTS, LLC
P.O. BOX 20886
ROANOKE, VA 24018

SITE ADDRESS: 6191 CAREFREE LANE

TAX MAP NUMBER: 027.17-04-13.03-0000

EXISTING LOT SIZE: 7.86 AC.

ZONING: R3 – MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL
ORDINANCE # 12-02-1979 (3/27/1979)

PROPOSED USE: MULTIFAMILY DWELLING (APARTMENTS)

MINIMUM LOT SIZE REQUIRED: 7,200 S.F. FOR THE 1ST UNIT
3,000 S.F. FOR EACH ADDITIONAL UNIT
90 UNITS PROPOSED
274,200 S.F./6.29 AC. REQUIRED

UTILITY SERVICE: PUBLIC WATER AND SANITARY SEWER (W.V.W.A)

EXISTING LOT FRONTAGE: 42 LF OF FRONTAGE

SETBACKS: 30' F.Y.S. FROM ANY STREET RIGHT-OF-WAY
20' S.Y.S.
25' R.Y.S.

BUILDING SEPARATION: MIN. 40' B/T FACING LIVING AREAS
MIN. 20' B/T WINDOWLESS WALLS

MAXIMUM BUILDING HEIGHT: 45'
BUILDING HEIGHT PROVIDED: 42.5' TO MEAN HEIGHT OF HIGHEST GABLE

MAXIMUM BUILDING COVERAGE: 35%
BUILDING COVERAGE PROVIDED: 10%

MAXIMUM DENSITY REQUIRED: 12 UNITS PER ACRE
DENSITY PROVIDED: 11.45 UNITS PER ACRE

MAXIMUM LOT COVERAGE: 60%
LOT COVERAGE PROVIDED: 47%

MINIMUM PARKING REQUIREMENTS:
SCHEDULE B REQUEST PROVIDED WITH PROJECT.

–1.8 SPACES PROVIDED PER UNIT
–165 SPACES REQUIRED/PROVIDED (INCLUDING HANDICAP SPACES)
–40 BICYCLE SPACES REQUIRED/PROVIDED

HANDICAPPED PARKING SPACES
REQUIRED: 6 SPACES (INCLUDING 1 VAN ACCESSIBLE SPACE)
PROVIDED: 6 SPACES

ROOF LEADERS NOTE:

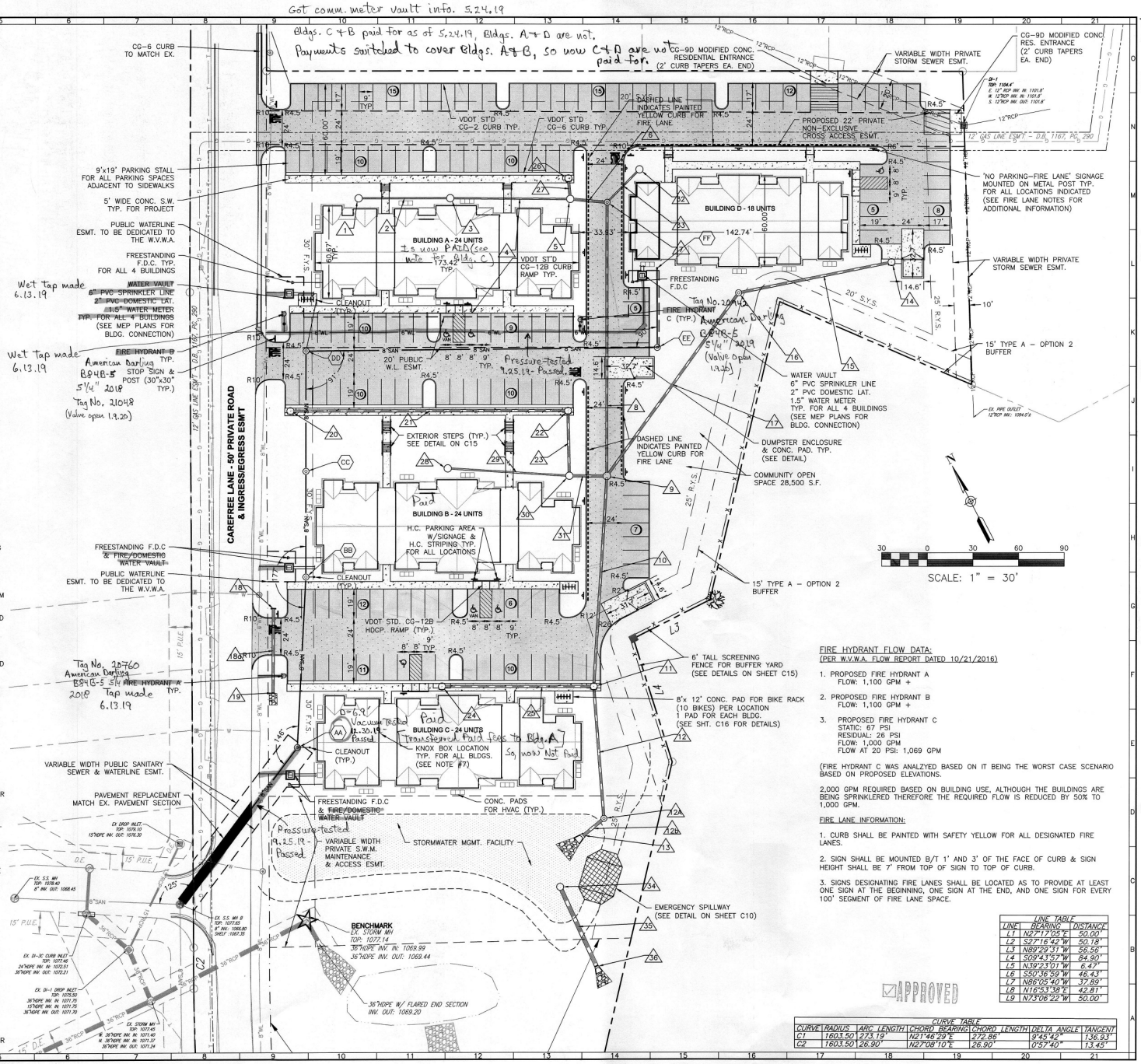
ALL VERTICAL BUILDING DOWNSPOUTS FROM ALL BUILDINGS SHALL BE TRANSITIONED TO UNDERGROUND HORIZONTAL PIPING IN SCH. 40 PVC PER BLDG CODE. MINIMUM SLOPE OF 2% W.I. THE CONVEYANCE SYSTEM. ALL HORIZONTAL ROOFLEADER PIPE SHALL TIE DIRECTLY TO AN UNDERGROUND STORM SEWER SYSTEM/INLET FOR CONVEYANCE.

LAYOUT PLAN NOTES:

1. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, VDOT, AND/OR WVWA.
2. EXISTING PAVEMENT TO BE SAWCUT AT LEAST 1' FROM THE EX. EP OR THE DISTANCE REQUIRED TO REACH THE FULL DEPTH OF PAVEMENT.
3. A SIGN PERMIT MUST BE OBTAINED FOR EXISTING AND PROPOSED SIGNAGE FROM ROANOKE COUNTY PRIOR TO THE INSTALLATION OF ANY SIGNAGE ONSITE.
4. ANY 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 BY THE LIGHTING CONTRACTOR AS REQUIRED FOR ANY PROPOSED EXTERIOR SITE LIGHTING.
6. ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS), OUTDOOR STORAGE, AND ROOFTOP OR GROUND LEVEL MECHANICAL EQUIPMENT IN ALL ZONING DISTRICTS SHALL BE SCREENED FROM SURROUNDING VIEWS. IN ADDITION, PROPOSED GROUND LEVEL AND ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED FROM VIEW.
7. G.C. SHALL PROVIDE A SERIES 3200 KNOX BOX IN THE BREEZEWAY ADJACENT TO THE SPRINKLER ROOM OF EACH BUILDING PER COUNTY OF ROANOKE STANDARDS IN REGARDS TO MOUNTING HEIGHT AND TYPE OF KNOX BOX.
8. ALL ROOF LEADERS SHALL DISCHARGE TO THE UNDERGROUND STORMWATER SYSTEM VIA PIPING, TYP.
9. G.C. SHALL PROVIDE THE REQUIRED BACKFLOW PREVENTERS FOR THE BUILDING AS REQUIRED BY THE INTERNATIONAL BUILDING CODE & WESTERN VIRGINIA WATER AUTHORITY.
10. G.C. SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY POWER DURING THE CONSTRUCTION PROCESS. COORDINATE DIRECTLY WITH A.E.P. FOR THIS SERVICE.
11. ALL SANITARY SEWER CLEANOUTS LOCATED WITHIN PAVED OR CONCRETE AREAS WITH TRAFFIC SHALL HAVE TRAFFIC BEARING CLEANOUT TOPS PROVIDED AS A MINIMUM.
12. BACKFLOW PREVENTION SHALL BE INSTALLED BY G.C. IN THE UTILITY ROOM. SEE M.E.P. FOR ADDITIONAL DETAILS.
13. ALL BUILDING DIMENSIONS AND UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS. THE CONCRETE PAD CONSTRUCTION SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
14. ALL STANDARD PARKING LOT STRIPING SHALL BE PAINTED WITH 4" WIDE WHITE PAINT. HANDICAP SPACES SHALL BE PAINTED WITH 4" WIDE BLUE PAINT.
15. G.C. SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES TO BRING NECESSARY UTILITIES TO THE PROPOSED BUILDING.

    A.E.P. – SHALL PROVIDE THE REQUIRED ELECTRICAL CABLE FROM THE EXISTING UTILITY POLE TO THE METER AT THE BUILDING IN THE GENERAL CONTRACTORS SUPPLIED & INSTALLED CONDUIT.

    COX COMMUNICATIONS – G.C. SHALL COORDINATE DIRECTLY TO DETERMINE WHERE THE PROVIDER WILL PROVIDE SERVICE FROM AND CONNECTION TO EACH BUILDING.
16. G.C. SHALL COORDINATE & PROVIDE ALL REQUIRED CONDUIT INSTALLATION FOR ALL NECESSARY UTILITIES FOR THE BUILDING. CONDUIT SHALL BE PROVIDED FOR ALL UTILITIES LOCATED UNDER PAVEMENT OR CONCRETE PRIOR TO PLACEMENT.



FIRE HYDRANT FLOW DATA:
(PER W.V.W.A. FLOW REPORT DATED 10/21/2016)

1. PROPOSED FIRE HYDRANT A
   FLOW: 1,100 GPM +
2. PROPOSED FIRE HYDRANT B
   FLOW: 1,100 GPM +
3. PROPOSED FIRE HYDRANT C
   STATIC: 67 PSI
   RESIDUAL: 26 PSI
   FLOW: 1,000 GPM
   FLOW AT 20 PSI: 1,069 GPM

(FIRE HYDRANT C WAS ANALZYED BASED ON IT BEING THE WORST CASE SCENARIO BASED ON PROPOSED ELEVATIONS.

2,000 GPM REQUIRED BASED ON BUILDING USE, ALTHOUGH THE BUILDINGS ARE BEING SPRINKLERED THEREFORE THE REQUIRED FLOW IS REDUCED BY 50% TO 1,000 GPM.

FIRE LANE INFORMATION:

1. CURB SHALL BE PAINTED WITH SAFETY YELLOW FOR ALL DESIGNATED FIRE LANES.
2. SIGN SHALL BE MOUNTED B/T 1' AND 3' OF THE FACE OF CURB & SIGN HEIGHT SHALL BE 7' FROM TOP OF SIGN TO TOP OF CURB.
3. SIGNS DESIGNATING FIRE LANES SHALL BE LOCATED AS TO PROVIDE AT LEAST ONE SIGN AT THE BEGINNING, ONE SIGN AT THE END, AND ONE SIGN FOR EVERY 100' SEGMENT OF FIRE LANE SPACE.

APPROVED

LINE TABLE

LINE	BEARING	DISTANCE
L1	N27°17'05"E	50.00'
L2	S27°16'42"W	50.18'
L3	N89°29'31"W	56.56'
L4	S09°43'57"W	84.90'
L5	N39°23'01"W	6.47'
L6	S50°16'59"W	46.43'
L7	N86°05'40"W	37.89'
L8	N16°53'38"E	42.81'
L9	N73°06'22"W	50.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	1603.50'	273.19'	N21°46'29"E	272.86'	9°45'42"	136.93'
C2	1603.50'	26.90'	N27°08'10"E	26.90'	0°57'40"	13.45'

BALZER AND ASSOCIATES, INC.
REFLECTING TOMORROW
www.balzer.cc
Roanoke
New River Valley
Richmond
Staunton
Harrisonburg
RESIDENTIAL LAND DEVELOPMENT ENGINEERING
SITE DEVELOPMENT ENGINEERING
LAND USE PLANNING & ZONING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ARCHITECTURE
STRUCTURAL ENGINEERING
TRANSPORTATION ENGINEERING
ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATIONS & STREAM EVALUATIONS
Balzer and Associates, Inc.
1208 Corporate Circle
Roanoke, VA 24018
540-772-9580
FAX 540-772-8050
COMMONWEALTH OF VIRGINIA
CHRISTOPHER P. BURNS
Lic. No.047338
12/29/16
PROFESSIONAL ENGINEER

VILLAGE GREEN APARTMENTS

6191 CAREFREE LANE

LAYOUT & UTILITY PLAN

HOLLINS MAGISTERIAL DISTRICT
COUNTY OF ROANOKE, VIRGINIA

DRAWN BY BTC
DESIGNED BY BTC
CHECKED BY CPB
DATE 10/5/2016
SCALE 1"=30'

REVISIONS:
12/2/2016
12/29/2016

SHEET NO. C3

JOB NO. 04160011.00