

PAVEMENT LEGEND

- NEW LIGHT-DUTY PAVEMENT (SEE DETAILS)
- NEW HEAVY-DUTY PAVEMENT (SEE DETAILS)
- NEW CONCRETE (SEE DETAILS)

SITE NOTES

- ALL EXISTING FEATURES AND SURVEY INFORMATION SHOWN ON THESE PLANS ARE BASED ON INFORMATION PROVIDED BY THE DEVELOPER.
- NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, WVA, & VDOT.
- 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.
- ALL SIGNAGE PROPOSED AS PART OF THIS PROJECT WILL REQUIRE A SEPARATE PERMIT FROM ROANOKE COUNTY. ALL SIGNAGE MUST MEET ALL OF THE REQUIREMENTS OF THE ROANOKE COUNTY ZONING ORDINANCE SECTION 30-93 AND PROFFERED CONDITION #7 AS STATED ABOVE.
- ALL EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED, AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES AND SHALL BE DESIGNED IN ACCORDANCE WITH PROFFERED CONDITION #5 AS STATED ABOVE. THE LIGHTING INTENSITY AT ADJOINING RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.
- A PHOTOMETRIC PLAN SHALL BE SUBMITTED TO ROANOKE COUNTY FOR REVIEW AND APPROVAL PRIOR TO SITE PLAN APPROVAL (SEE SECTION 30-94 OF THE ROANOKE COUNTY ZONING ORDINANCE AND PROFFERED CONDITION #5 ABOVE). ANY CHANGES IN THE LIGHTING PLAN SHALL BE PROVIDED TO ROANOKE COUNTY AS A FIELD REVISION FOR REVIEW AND APPROVAL.
- ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS), OUTDOOR STORAGE AREAS, AND GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM SURROUNDING VIEWS PER SECTION 30-92-6(F) OF THE ROANOKE COUNTY ZONING ORDINANCE.
- THE PROPOSED APARTMENT BUILDINGS SHALL HAVE FIRE PROTECTION SPRINKLER SYSTEMS.
- EACH APARTMENT BUILDING SHALL BE EQUIPPED WITH KNOX BOX, WITH KEY TO ALL COMMON AREAS, AND FIRE DEPARTMENT CONNECTION (FDC) FDS MUST BE LOCATED WITHIN 100 FEET OF A FIRE HYDRANT AND SHALL HAVE LOCKING CAPS. THE KNOX BOX SHALL BE LOCATED AT EYE LEVEL WITHIN 5 FEET OF THE MAIN ENTRANCE. G.C. SHALL COORDINATE THE EXACT LOCATIONS OF THE KNOX BOXES AND FDS WITH THE ARCHITECTURAL PLANS AND WITH THE FIRE DEPARTMENT. CONTACT THE ROANOKE COUNTY FIRE MARSHAL'S OFFICE FOR ADDITIONAL ORDERING INFORMATION.
- CURBS ALONG DRIVE AISLES DESIGNATED AS 'FIRE LANE' SHALL BE PAINTED YELLOW AND MARKED AS 'NO PARKING-FIRE LANE.'
- ALL CURB RADIUS NOT DIMENSIONED ARE 5'.
- ALL ROOF LEADERS SHALL BE TIED INTO THE PROPOSED STORM DRAIN SYSTEM AND DIRECTED TO THE SWM FACILITY.
- G.C. SHALL CONTACT THE WVA INSPECTOR AT LEAST 48 HOURS PRIOR TO CUTTING IN THE PROPOSED TEE.

\*\*NOTE: G.C. SHALL SAW CUT AND TACK COAT WHERE PROPOSED PAVEMENT MEETS EXISTING. THE SAW CUT SHALL BE ALONG THE FULL DEPTH PAVEMENT, NOT THE SHOULDER PORTION OF THE ROAD. NO CONVEYANCE OF RUNOFF WILL BE PERMITTED ALONG A SEAM IN THE PAVEMENT.\*\*

SITE INFORMATION

OWNER: JAVA, LLC  
 2774 ELECTRIC ROAD, SUITE C  
 ROANOKE, VIRGINIA 24018

APPLICANT: FRALIN COMPANIES, INC.  
 2404 ELECTRIC ROAD, SUITE A  
 ROANOKE, VIRGINIA 24018

PROPERTY ADDRESS: 3464 CHAPARRAL DRIVE

TAX MAP #: 087.10-03-05.00-0000

SITE AREA: 2.51 AC.

ZONING: R2C (R3 REGULATIONS USED PER REZONING)

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

OPEN SPACE: 5% OF DEVELOPED PARCEL = 5,467 S.F. REQUIRED  
 APPROX. 6,287 S.F. PROVIDED

SETBACKS: 30' F.Y.S.  
 20' S.Y.S.  
 25' R.Y.S.

MAX. BLDG HEIGHT: 45'

PROFFERED MAX. NUMBER OF UNITS: 48 UNITS

NUMBER OF UNITS PROPOSED: 48 UNITS

PARKING REQUIRED: 2 SPACES PER DWELLING UNIT  
 96 TOTAL SPACES REQUIRED (4 HDPC)

PARKING PROVIDED: 92 STANDARD SPACES + 4 HDPC SPACES = 96 TOTAL SPACES

REQUIRED NUMBER OF HANDICAP PARKING SPACES: 4 SPACES

ACTUAL NUMBER OF HANDICAP PARKING SPACES: 4 SPACES

MAXIMUM LOT COVERAGE PERCENTAGE: 60%

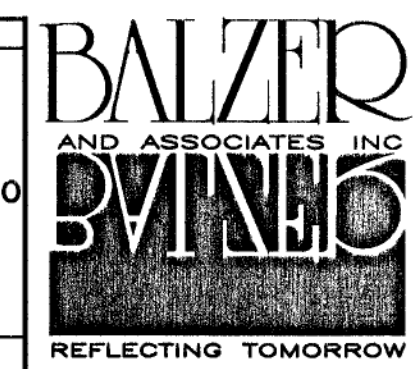
ACTUAL LOT COVERAGE PERCENTAGE: APPROX. 50%

MAXIMUM BUILDING COVERAGE PERCENTAGE: 35%

ACTUAL BUILDING COVERAGE PERCENTAGE: APPROX. 16%

PROFFERED CONDITIONS

- THE SITE SHALL CONTAIN NO MORE THAN 48 HOUSING UNITS.
- NO STRUCTURE SHALL BE CONSTRUCTED WITHIN 150 FEET OF THE NORTH PROPERTY CORNER.
- NO STRUCTURE SHALL BE CONSTRUCTED WITHIN 200 FEET OF THE EXISTING STONEHENGE TOWNHOUSES.
- CONSTRUCTION SHALL CONFORM TO THE BUILDING, PARKING, ENTRANCE AND BUFFER STRIP LOCATIONS AND RESTRICTIONS SHOWN ON THE PROFFERED SITE PLAN.
- AREA LIGHTING POLES SHALL BE NO MORE THAN 12 FEET IN HEIGHT AND BE DIRECTED INWARD.
- ALL REFUSE DUMPSTERS WILL BE SCREENED.
- SIGNS SHALL BE NO LARGER THAN 100 SQUARE FEET PER SIGN.
- THE SMALL AREA OF LAND ACROSS CHAPARRAL WILL REMAIN UNDEVELOPED AND WILL BE MAINTAINED BY THE PETITIONERS.

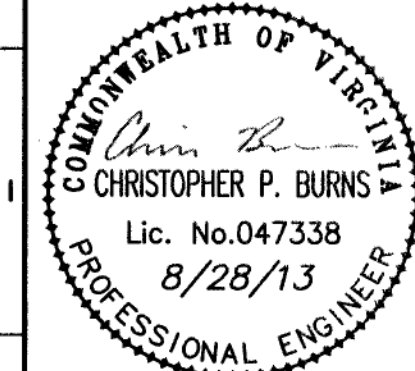


New River Valley  
 Richmond  
 Roanoke  
 Shenandoah Valley

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.

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 Roanoke, VA 24018  
 540-772-9580  
 FAX 540-772-8050



PEREGRINE CREST  
 LAYOUT & UTILITY PLAN  
 WINDSOR HILLS DISTRICT  
 ROANOKE COUNTY, VIRGINIA

DRAWN BY: CPB  
 DESIGNED BY: CPB  
 CHECKED BY: BTC  
 DATE: 08/05/2013  
 SCALE: 1"=20'

REVISIONS:  
 07/30/2013  
 08/28/2013

SHEET NO.  
**C04**  
 JOB NO. R1300014.00