

ORANGE AVENUE NE
(ROUTE 221) (VARIABLE R/W)

RIGHT TURN LANE
EXISTING 175' TURN LANE
FUTURE CITY 5' SIDEWALK
30' BLDG SETBACK
EX. 100' TAPER

U.S. HWY 460
(EAST BND)
EX. 100' TAPER

1455 MEXICO WAY
TM#7110125
ZONED: CG
USE: BANK

3727 CHALLENGER AV.
ROANOKE COUNTY
ZONED: C-2
USE: COMMERCIAL

3700 EVAN LANE
ROANOKE COUNTY
ZONED: R-4C
USE: TOWNHOMES

TM# 05.01-06-01.00
ABS PROPERTIES, LLC
D.B. 1575 P. 213

TM# 7110105
PARKWAY WESLEYN
CHURCH, INC.
INSTR.NO. 04000415

3645 ORANGE AV.
TM#7110105
ZONED: INPUD
USE: CHURCH

1455 MEXICO WAY
TM#7110126
ZONED: CG
USE: COMM/IND

KEY	QTY.	SHADING	COMMON NAME	BOTANICAL NAME	SIZE	PLANTING HT.	REMARKS
	54	314 SF	RED MAPLE	ACER RUBRUM	2" CAL	8'	WELL BRANCHED
	63	314 SF	HONEY LOCUST	GLEDITSIA TRIACANTHOS	2" CAL	8'	WELL BRANCHED
	102	SCREEN	AMERICAN HOLLY	ILEX OPACA	5 GALLON	6'	WELL BRANCHED
	77	113 SF	DWARF JAPANESE HOLLY	ILEX CRENATA	N/A	2'	FULL PLANT

NOTES:
ACTUAL LOT AREA (LOTS 2, 3, 4, 5) = 187,038 SF
TREE CANOPY = 15% OF LOT AREA REQUIRED
= 187,038 SF * 0.15
= 28,056 SF REQUIRED
TREE CANOPY PROVIDED = (117) 314SF + (77) 113SF
= 45,439 SF PROVIDED
= 24.3% OF LOT AREA PROVIDED



LEGAL DESCRIPTION FOR PORTION OF PARCEL 1 BEING SUBDIVIDED OFF AND PART OF THIS PUD:
Beginning at a point being on the common line between Parcel 1 and 5; thence S72°30'18"E a distance of 23.88' to an IPF; thence N181°34'47"E a distance of 116.83' to an IPF; thence S72°03'03"E a distance of 300.57' to an IPF; thence S08°34'57"W a distance of 152.86' to an IPF; thence S87°25'17"W a distance of 66.30' to an IPF; thence S56°24'23"W a distance of 81.00' to a point; thence N45°08'41"W a distance of 266.26'; which is the point of beginning, having an area of 57839.16 square feet, 1.328 acres

LEGAL DESCRIPTION FOR EXTERIOR BOUNDARY OF PROPOSED PUD PROPERTY:
Beginning at a IPF on the northern right of way of Orange Avenue; thence along the northern right of way of Orange Avenue N39°25'07"E a distance of 271.97' to a new corner; thence leaving said right of way along a new property line S72°30'18"E a distance of 331.71' to a new corner of Parcel 1, Parcel 4 and Parcel 5; thence along the common line Parcel 1 and 4 N181°34'47"E a distance of 116.83' to an IPF; thence S72°03'03"E a distance of 300.57' to a new IPF; thence S08°34'57"W a distance of 152.86' to an IPF; thence S87°25'17"W a distance of 66.30' to an IPF; thence S56°24'23"W a distance of 249.61' to an IPF; thence N72°22'15"W a distance of 539.95' to an IPF on the right of way of Orange Avenue; which is the point of beginning, having an area of 187037.53 square feet, 4.294 acres

ARCHITECTURAL NOTES:
1. BUILDINGS WILL BE APPROXIMATELY 16' TO 30' IN HEIGHT.
2. ROOF LINES WILL VARY UTILIZING SLOPED ASPHALT SHINGLE AND METAL ROOFING AS WELL AS SOME LOW SLOPE ROOFING.
3. EXTERIOR FINISHES WILL CONSIST OF STOREFRONT GLASS, STONE VENEER, DRIVIT, AND CONCRETE LAP SIDING.
4. ROOF LINES WILL VARY WITH GABLES AND PARAPET WALLS. BUILDING #3 WILL HAVE COVERED SIDEWALKS.
5. FRONT ENTRANCE LOCATION FOR EACH BUILDING IS SHOWN ON PLANS. BUILDING FRONTS SHALL HAVE 50% STORE FRONT GLASS MINIMUM ON MAIN FLOORS AND WILL HAVE 20% STORE FRONT GLASS MINIMUM ON SECOND FLOORS TO MEET CODE.

NOTES:
1. PARKING REQUIRED:
LOT/BLDG# SF REQUIRED PROVIDED
LOT 2 5,400SF 5400X.75=4,050/100= 41 36
LOT 3 17,700SF 17700X.75=13,275/300= 45 77
LOT 4 7,300SF 7300X.75=5,475/100= 55 62
TOTAL: 141 REQUIRED AND 175 PROVIDED
NOTE: LOT 2 HAS LESS SPACES THAN AS REQUIRED HOWEVER THIS BUILDING MAY HAVE A DRIVE THRU WHICH REDUCES THE REQUIRED PARKING AND ALSO THE LOT HAS SHARED PARKING RIGHTS FOR OVERFLOW ONTO LOT 3 WHICH HAS MORE SPACES THAN REQUIRED FOR SHARED PARKING.
2. PARKING PROVIDED - 175 SPACES PROVIDED IN PARKING AREA (INCLUDING 7 ADA SPACES)
3. STORMWATER MANAGEMENT WILL BE PROVIDED BY UNDERGROUND DETENTION FOR QUANTITY AND A COMBINATION OF CONTECH CDS DEVICES AND PURCHASED STORM WATER QUALITY CREDITS FROM THE ROANOKE RIVER BASIN NUTRIENT BANK FOR QUALITY.
4. OVER 60% OF THE BUILDING FACADE IS LOCATED WITHIN THE FRONT YARD SETBACK AS REQUIRED BY THE EXISTING CG ZONING FOR LOT 2. REFER TO ARCHITECTURAL PLANS BY OTHERS FOR DETAILS.
5. LOT 1 WILL NOT BE REZONED AS IT IS ALREADY CONSTRUCTED AND MEETS THE CG ZONING REQUIREMENTS.
LOT 2 MEETS THE CG ZONING BUT WILL BE REZONED TO PUD ALONG WITH LOTS 3, 4, AND 5 DUE TO THE SHARED UTILITY, ACCESS, AND PARKING EASEMENTS.
LOT 3, LOT 4, AND LOT 5 WILL BE REZONED TO PUD SINCE THEY CANNOT MEET THE CG ZONING REQUIREMENTS FOR LOT FRONTAGE AND FRONT SETBACKS, ALL OTHER ASPECTS OF LOTS 3 AND 4 MEET THE EXISTING CG ZONING REQUIREMENTS.
THE BUILDING ON LOT 3 WILL HAVE INTERIOR DIVIDING WALLS THAT WILL ALLOW EACH SIZED INTERIOR AREA TO BE LEASED TO SEPARATE CLIENTS.
6. INTENDED USE:
LOT/BLDG 2: BUILDING POTENTIALLY WITH A DRIVE THRU (3,400SF TO 5,400SF)
LOT/BLDG 3: STRIP RETAIL BUILDING (17,700SF)
LOT/BLDG 4: BUILDING (POTENTIALLY RESTAURANT) WITH A DRIVE THRU (5,300SF TO 7,300SF)
NOTE: BUILDING #2 AND BUILDING #4 COULD BE BUILT AS SHOWN WITHIN THE SF RANGES AS LISTED, THE PARKING, FLOOR/LOT AREA RATIO, AND IMPERVIOUS COVERAGE WAS PERFORMED SHOWING THE LARGEST POSSIBLE BUILDING SQUARE FOOTAGES OF 5,400 SF FOR BUILDING #2 AND 7,300SF FOR BUILDING #4.
THE TOTAL FLOOR RATIO AND IMPERVIOUS COVERAGE WILL NOT BE EXCEEDED FOR THE TOTAL PUD (WHICH CONSISTS OF LOTS 2, 3, 4, 5 COMBINED) AS SHOWN BY THE CALCULATIONS.
NOTE: THE LOT #4 HAS A SINGLE DRIVE-THRU BUT WITH TWO LANES, THEREFORE THERE ARE 6 STACKING SPACES INSTEAD OF JUST THE 5 THAT IS REQUIRED.

PROPOSED LOT SIZES, SETBACKS, AND COVERAGES:		PARCEL 1:	PARCEL 2:	PARCEL 3:	PARCEL 4:	PARCEL 5:
1. ADDRESS:		3675 ORANGE AV. ROANOKE, VA TAXMAP: # 7110106 ZONED: CG CURRENT USE: CAR WASH SIZE: 0.84 AC	3659 ORANGE AV. ROANOKE, VA # PART OF 7110122 REZONE: TO PUD USE: COMMERCIAL SIZE: 1.84 AC	UNASSIGNED ADDRESS ROANOKE, VA # PART OF 7110122 REZONE: TO PUD USE: COMMERCIAL SIZE: 1.25 AC	UNASSIGNED ADDRESS ROANOKE, VA # PART OF 7110122 REZONE: TO PUD USE: COMMERCIAL SIZE: 0.33 AC	UNASSIGNED ADDRESS ROANOKE, VA # PART OF 7110122 REZONE: TO PUD USE: COMMERCIAL SIZE: 0.33 AC
2. SIGN TO SHARE COMMON PRIVATE ENTRANCE DRIVE ONTO US HWY 460 WITH 3675 ORANGE AV. AND 3659 ORANGE AV.						
4. ZONING INFORMATION						
LOT SIZE:		PARCEL 1: ACTUAL - SIZE: 36,470 SF	PARCEL 2: ACTUAL - SIZE: 37,897 SF	PARCEL 3: ACTUAL - SIZE: 80,150 SF	PARCEL 4: ACTUAL - SIZE: 54,450 SF	PARCEL 5: ACTUAL - SIZE: 14,375 SF
LOT FRONTAGE		PARCEL 1: ACTUAL - SIZE: 128 FT	PARCEL 2: ACTUAL - SIZE: 225 FT	PARCEL 3: ACTUAL - SIZE: 0 FT	PARCEL 4: ACTUAL - SIZE: 0 FT	PARCEL 5: ACTUAL - SIZE: 47 FT
FLOOR AREA RATIO		PARCEL 1: ACTUAL - 0.12 (4,340 SF/36,470 SF)	PARCEL 2: ACTUAL - 0.14 (5,400SF/37,897SF)	PARCEL 3: ACTUAL - 0.22 (17,700SF/80,150SF)	PARCEL 4: ACTUAL - 0.13 (7,300SF/54,450SF)	PARCEL 5: ACTUAL - 0.00
IMPERVIOUS COVERAGE - 80% MAX ALLOWED FOR ENTIRE PUD		PARCEL 1: ACTUAL - 71.7% (26,156SF/36,470SF)	PARCEL 2: ACTUAL - 79.3% (30,056SF/37,897SF)	PARCEL 3: ACTUAL - 79.9% (64,033SF/80,150SF)	PARCEL 4: ACTUAL - 68.8% (37,461SF/54,450SF)	PARCEL 5: ACTUAL - 75.8% (10,890/14,375SF)
TOTAL PUD IMPERVIOUS COVERAGE (PARCELS 2, 3, 4, 5) = 76.2%						

SURVEYED FOR:
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REVISIONS:
REVISED: 4/6/19
DATE: 8/1/18

VIAMAC, LLC
PUD PLAN
FOR
3659 ORANGE AVENUE
RETAIL/COMMERCIAL PUD PLAN
CITY OF ROANOKE, VIRGINIA

COMM. NO.:
SCALE: 1"=30'
SHEET: 1 OF 1

DR. BY: MDM
CHK. BY: MDM/DRW. NMSITE PUD