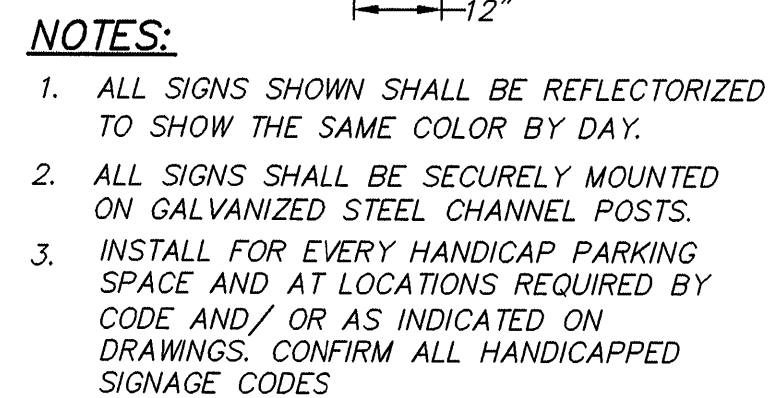


MERIDIAN
P.B. 9 PG. 207



1-1/2" TYPE SM-9.5 BITUMINOUS CONCRETE WEAR COURSE

3" TYPE BM-3 BITUMINOUS BINDER COURSE

8" TYPE 21-B AGGREGATE BASE MATERIAL

COMPACTED SUBGRADE

REFER TO VDOT SPECIFICATIONS FOR INDIVIDUAL PAVEMENT COURSES SHOWN HEREON

3'-0"

(MIN.)

6'-0"

CONCRETE CURB

CONCRETE CURB

CONCRETE CURB

DENOTES EXPOSED AGGREGATE FINISH

6'-0"

8.33 % MAX

4"

3'-0"

6'-0"

SLOPE 12H:1V MAX.

NOTES:

CURB RAMP TO BE VDOT ST'D. CLASS A-3 CONCRETE WITH EXPOSED AGGREGATE FINISH.

RAMP SHALL NOT EXCEED A MAXIMUM SLOPE OF 12H:1V

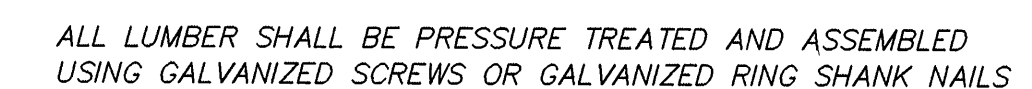


Diagram illustrating the cross-section of a concrete curb. The curb is labeled "VDOT STANDARD CG-2 CONC. CURB". Dimensions shown include a top width of 4", a top radius of 2" R, a vertical height of 18", a base width of 6", and a base radius of 6". The curb is shown adjacent to a "PAVEMENT BASE" and a "SUBBASE".

CG-2 IS DESIGN FOR SPEEDS OF 45 M.P.H. OR LESS.
USE CLASS A3 CONCRETE IF CAST IN PLACE OR 4000 P.S.I.
CONCRETE FOR PRECAST.

THE AREA OF THE SUBJECT SITE IS 25,705 SQ.FT. (0.5901 AC.)
THE SUBJECT SITE IS CURRENTLY ZONED C1
AND IS OFFICIALLY DESCRIBED AS TAX PARCEL 87.19-03-33.00.
THE PROPOSED USE OF THIS SITE IS GENERAL OFFICE

AREA OF PROJECT = 25,705 SQ.FT.
CROWN COVERAGE REQUIRED= 35% = 8,997 SQ.FT.
CROWN COVERAGE PROVIDED = 22,285 SQ. FT.

PARKING REQUIRED

OFFICE SPACE 3.5 SPACES PER 1,000 SQ.FT (3,447 SQ.FT.)=	12 SPACES
STORAGE SPACE 1 SPACE PER 5,000 SQ.FT. (720 SQ.FT.)=	1 SPACE
<hr/>	
TOTAL SPACES REQUIRED = 13 SPACES	

PARKING PROVIDED
10 - 9'x18' STANDARD AUTOMOBILE SPACES
6 - 9'x20' STANDARD AUTOMOBILE SPACES
1 - 8'x20' HANDICAP-ONLY VAN ASSESSABLE SPACE
17 TOTAL PARKING SPACES PROVIDED

AT THE TIME OF THE SITE PLAN PREPARATION, THE DESIRED LOCATION AND CONFIGURATION OF FREESTANDING SIGNAGE IS UNKNOWN. THE CONTRACTOR SHALL COORDINATE SIGNAGE WITH THE OWNER AS DETAILS BECOME AVAILABLE. THE SIZE AND LOCATION OF THE SIGNAGE MUST BE SUBMITTED TO, AND APPROVED BY THE ROANOKE COUNTY PRIOR TO ISSUANCE OF A SIGN PERMIT. MAXIMUM SIZE OF SIGN FOR THIS SITE IS 47.5 SQ.FT.

CROWN COVER			CROWN COVER		CROWN COVER		
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.	SIZE AT PLANTING	CONDITION	EACH (S.F.)	TOTAL (S.F.)
●	LEYLAND CYPRESS	X CUPRESSOCYPARIS LEYLANDII	31	6" MIN.	B&B	500	15,500
●	LARGE DECIDUOUS TREES		6	1 1/2" CAL. MIN.	B&B	1,250	7,500
○	SMALL SHRUB		57	24" MIN.		5	285
				TOTAL SQ.FT. OF CROWN COVER =		23,285	

PAVING
AUTOMOBILE PARKING STRIPING SHALL BE STANDARD WHITE TRAFFIC PAINT. LINES SHALL BE 4" WIDE, OF LENGTHS SHOWN, AND SPACED ON 9' CENTERS. "NO PARKING" AREAS SHALL HAVE 4" WIDE YELLOW DIAGONAL STRIPES ON 2' CENTERS, AS SHOWN. HANDICAP-ONLY SPACES SHALL BE STRIPED USING BLUE TRAFFIC PAINT, WITH THE INTERNATIONAL ACCESSIBILITY SYMBOL IN BLUE PAINT.

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

STAIR NOTES
STAIRS SHALL BE CONSTRUCTED OF A MATERIAL
APPROVED BY ROANOKE COUNTY FOR COMMERCIAL
USE. THE STEPS SHALL HAVE A MAX. RISE OF 7"
AND A MIN. RUN OF 11". THE MAXIMUM WIDTH OF
THE STAIRS SHALL BE 44" AND SHALL HAVE HANDRAILS
PROVIDED ON BOTH SIDES. THE CONTRACTOR SHALL
COORDINATE WITH THE OWNER FOR STYLE OF STAIRS AND
HANDRAILS.

WVWA ID# 6Q5FDS

ACS DESIGN

2203 Peters Creek Road, NW
Roanoke, Virginia 24017
Phone: 540 562 2345
Fax: 540 562 2344
Email: info@acsdesignllc.com
www.acsdesignllc.com

**PHASE 2 SITE PLAN
FOR
CAVENESS PROPERTIES
ROANOKE COUNTY, VIRGINIA**

DRAWN BY: M.L.L.

DESIGNED BY: M.L.L.

CHECKED BY:

DATE: Aug. 1, 2005

SCALE: 1"=20'

REVISIONS

[illegible][illegible][illegible][illegible][illegible]

C						
---	--	--	--	--	--	--

[illegible][illegible][illegible]

SHEET No.

1010

102

01.2

DIMENSIONAL AND LANDSCAPE PLAN

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

JOB No. 03004

© 2004 Blackwell Publishing Ltd