

SITE SUMMARY
THE SUBJECT SITE IS TAX# 076.11-03-75.00-0000, 0.45 ACRES THE SUBJECT SITE IS CURRENTLY ZONED C1CS LOW INTENSITY COMMERCIAL DISTRICT W/CONDITIONS & SPECIAL USE OWNER: CHRIST THE KING PRESBYTERIAN CHURCH PROPOSED USE: CHURCH OFFICE
BUILDING SETBACK REQUIREMENTS FRONT YARD SETBACK= 30 FEET SIDE YARD SETBACK = 0 FEET REAR YARD SETBACK = 15 FEET

TOTAL LOT SIZE: 0.45 ACRES

MAXIMUM LOT COVERAGE: 80%
ACTUAL LOT COVERAGE: 5719sf / 19602sf = 29.17
MAXIMUM BUILDING COVERAGE: 50%
ACTUAL BUILDING COVERAGE: 1,800sf / 19602sf = 9.18%

- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OF EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- BUILDINGS REQUIRED TO HAVE A FIRE ALARM SYSTEM INSTALLED SHALL HAVE A KEY BOX (KNOX BOX) INSTALLED AT THE MAIN ENTRANCE TO THE BUILDING. KNOX BOX MAY BE OBTAINED AT WWW.KNOXBOX.COM. A MODEL 3200 SERIES OR ABOVE IS REQUIRED FOR COMMERCIAL BUILDINGS.
- HEAVY DUTY ASPHALT PAVEMENT SHALL BE INSTALLED FOR THE ENTIRE LENGTH OF THE THRU DRIVE AISLE AND TO THE DUMPSTER IN THE REAR OF THE PROPERTY.
- WASH PILOT AND GATE CONFIGURATION AND INSTALLATION SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURER'S DETAILS AND SPECIFICATIONS.
- ALL CURB RADIUS'S ARE 4 FEET UNLESS OTHERWISE NOTED.

LIGHTING NOTE:

- NEW SITE LIGHTING SHALL NOT EXCEED 35 FEET IN HEIGHT AND LIGHT LEVELS AT THE PROPERTY LINES SHALL NOT EXCEED 0.5 FOOT CANDLES.
- IF A LIGHTING IS EVER PLANNED, A PHOTOMETRIC PLAN MUST BE SUBMITTED AND APPROVED BY THE COUNTY.

SITE SUMMARY
THE SUBJECT SITE IS TAX# 076.11-03-76.00-0000, 4.25 ACRES THE SUBJECT SITE IS CURRENTLY ZONED C1CS LOW INTENSITY COMMERCIAL DISTRICT W/CONDITIONS & SPECIAL USE OWNER: CHRIST THE KING PRESBYTERIAN CHURCH PROPOSED USE: RELIGIOUS ASSEMBLY
BUILDING SETBACK REQUIREMENTS FRONT YARD SETBACK= 30 FEET SIDE YARD SETBACK = 0 FEET REAR YARD SETBACK = 15FEET

TOTAL LOT SIZE: 4.25 ACRES

MAXIMUM LOT COVERAGE: 80%
ACTUAL LOT COVERAGE: 97,083sf / 185,130sf = 52.44%
MAXIMUM BUILDING COVERAGE: 50%
ACTUAL BUILDING COVERAGE: 33,000sf / 185,130sf = 17.82%

BUILDING HEIGHT REQUIRED: 45'
BUILDING HEIGHT PROPOSED: 45'

PARKING CALCULATIONS:
TOTAL NUMBER OF PARKING SPACES REQUIRED: 605 seats/4 = 152 spaces
TOTAL NUMBER OF PARKING SPACES PROVIDED: 161 spaces, (INCLUDES 45 COMPACT, 28% TOTAL)

REQUIRED NUMBER OF HANDICAP PARKING SPACES 10:
ACTUAL NUMBER OF HANDICAP PARKING SPACES: 16: INCLUDES 14 STD HC & 4 VAN HC

NO DUMPSTER IS PLANNED FOR THE SITE.

ALL GROUND LEVEL AND ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED PER SECTION 90-92-5 AND AS SHOWN IN THE ROANOKE COUNTY DESIGN HANDBOOK.

CONDITIONS:
ORDINANCE 082812-6 AMENDING THE PROFFERED CONDITIONS ON APPROXIMATELY 4.7 ACRES OF REAL ESTATE ZONED: C-1C, OFFICE DISTRICT WITH CONDITIONS, AND OBTAINING A SPECIAL USE PERMIT FOR RELIGIOUS ASSEMBLY, LOCATED AT #2315 BRIDLE LANE AND THE 2400 BLOCK OF ELECTRIC ROAD (ROUTE #419) (TAX# 076.11-03-75.00, 076.11-03-76.00) WINDSOR HILLS MAGISTERIAL DISTRICT.

- THE PROPERTIES WILL BE DEVELOPED IN SUBSTANTIAL CONFORMITY WITH THE CONCEPT PLAN DATED MAY 31, 2012, TITLED "MASTER SITE PLAN CHRIST THE KING PRESBYTERIAN CHURCH ROANOKE, VIRGINIA", PREPARED BY WKWW ARCHITECTS, SUBJECT TO THOSE CHANGES WHICH MAY BE REQUIRED BY ROANOKE COUNTY DURING COMPREHENSIVE SITE PLAN REVIEW.
- EXTERIOR FINISH FOR ALL BUILDINGS CONSTRUCTED ON THE PROPERTIES SHALL BE LIMITED TO THE FOLLOWING: BRICK; WOOD, VINYL OR COMPOSITE WOOD SUBSTITUTE LAP SIDING AND TRIM; GLASS; STUCCO OR EXTERIOR INSULATED FINISH SYSTEMS (EIFS); STONE FACE COLORED CONCRETE BLOCK; STONE OR CAST STONE; STANDING SEAM METAL, COPPER, COMPOSITE SLATE TILE OR ASPHALT SINGLE ROOF.
- ALL PARKING LOT LIGHTING SHALL BE SHIELDED "CUT-OFF" TYPES NO MORE THAN EIGHTEEN (18) FEET HIGH AND ARRANGED SO GLARE IS NOT CAST ONTO ADJOINING PROPERTIES.

NAME	ABBREVIATION
EXISTING	EX, EXIST, EXISTING
GATE VALVE	GV
REDUCER	RDCR
PRESSURE REDUCING VALVE	PRV
FIRE HYDRANT	FH
AIR RELEASE VALVE	ARV
BLOWOFF	B
STORM DRAIN	SD
SANITARY SEWER	SS
EDGE OF PAVEMENT	EP
BLIND FLANGE	BF
HOSE BIB IN UNDERGROUND VAULT	HB
HIGH POINT IN GRADE	HP

EXISTING	NEW	DESCRIPTION
		CONTOUR, CONTOUR WITH ELEVATION
		SPOT ELEVATION
		HIGH POINT WITH SPOT ELEVATION GIVEN
		CONCRETE WALK OR SLAB
		TREE LINE
		FENCE
		PROPERTY LINE
		CONSTRUCTION LIMITS
		DEMOLISH/REMOVE
		STORM DRAIN
		SANITARY SEWER AND MANHOLE WITH SIZE SPECIFIED
		CLEANOUT (C.O.)
		GAS MAIN OR SERVICE LINE WITH SIZE SPECIFIED
		WATER MAIN OR SERVICE LINE WITH SIZE SPECIFIED
		OVERHEAD UTILITY LINE
		UNDERGROUND ELECTRICAL LINE
		UNDERGROUND COMMUNICATIONS LINE
		OVERHEAD UTILITY POLE WITH GUY WIRE
		WATERLINE HORIZONTAL FITTINGS
		BLIND FLANGE
		GATE VALVE IN VAULT (GV) OR POST INDICATOR VALVE (PIV)
		FIRE HYDRANT
		AIR RELEASE VALVE IN VAULT
		WATER METER IN VAULT
		HOSE BIB IN VAULT
		DROP INLET (CURB AND GRATING TYPES)

GENERAL NOTES

UNLESS NOTED OTHERWISE, ALL UTILITY MATERIALS, CONSTRUCTION METHODS, AND TESTING SHALL CONFORM TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.

ALL SOILS, BACKFILL, AND COMPACTION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS IN SOILS/GEOTECHNICAL REPORT.

ITEMS NOT COVERED BY THE ACSA STANDARDS OR THE GEOTECHNICAL REPORT SHALL BE IN CONFORMANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS.

PRIOR TO DISTURBING THE EARTH, CONTRACTOR SHALL CONTACT MISS UTILITY AT 1-800-552-7001 IN ACCORDANCE WITH STATE LAW.

THE LOCATION OF EXISTING UTILITIES, INCLUDING UNDERGROUND UTILITIES, IS INDICATED ON THE DRAWINGS INSOFAR AS THEIR EXISTENCE AND LOCATION WERE KNOWN AT THE TIME OF PREPARATION OF THE DRAWINGS. HOWEVER, NOTHING IN THESE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS A GUARANTEE THAT SUCH UTILITIES ARE IN THE LOCATION INDICATED OR THAT THEY ACTUALLY EXIST, OR THAT OTHER UTILITIES ARE NOT WITHIN THE AREA OF OPERATIONS. THE CONTRACTOR SHALL MAKE ALL NECESSARY INVESTIGATIONS TO DETERMINE THE EXISTENCE AND LOCATIONS OF SUCH UTILITIES. THE CONTRACTOR SHALL PAY FOR ANY DAMAGE TO AND FOR MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES. ALL LOCATIONS ARE APPROXIMATE AND CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY UPON DISCOVERING DISCREPANCIES.

THE CONTRACTOR IS DIRECTED TO DIG AND LOCATE ALL UTILITIES, IN ADVANCE OF THE PIPELAYING, TO ALLOW FOR ADJUSTMENTS, DUE TO CONFLICTS WITH THE UTILITIES, IN THE HORIZONTAL AND VERTICAL LOCATIONS OF THE PIPE LINE.

DO NOT SCALE PLANS.

DATE: 05/02/2014
REVISIONS
11/16/2015
12/16/2015
07/12/2016

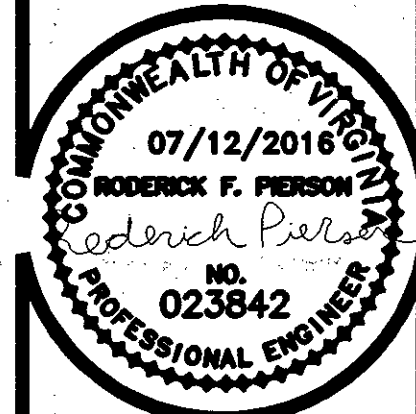
**PIERSON
ENGINEERING
&
SURVEYING**

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SITE PLAN FOR
CHRIST THE KING
PRESBYTERIAN CHURCH
COUNTY OF ROANOKE, VIRGINIA

**GENERAL
NOTES
&
LEGEND**



COMMISSION
R201410

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APPROVED