

STANDARD ROANOKE COUNTY SITE PLAN NOTES

BUSINESS SIGNAGE

THE OWNER OR CONTRACTOR SHALL SUBMIT TO THE ROANOKE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT THE SIZE AND TYPE OF ANY PROPOSED SIGNAGE FOR APPROVAL AND ISSUANCE OF A SIGN PERMIT PRIOR TO ITS CONSTRUCTION IN ACCORDANCE WITH ROANOKE COUNTY CODE SECTION 30-93.

EXTERIOR LIGHTING

ALL EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED, AND ARRANGED SO AS NOT TO DIRECT GLARE ONTO ADJOINING STREETS OR RESIDENTIAL PROPERTIES. THE INTENSITY AT ADJOINING STREETS OR RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT-CANDLES. ROANOKE COUNTY MAY REQUIRE A PHOTOMETRIC PLAN.

DUMPSTER/STORAGE NOTE

PER SECTION 30-92-6(E) 1 OF THE ROANOKE COUNTY ZONING ORDINANCE ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS) AND OUTDOOR STORAGE AREAS SHALL BE SCREENED FROM SURROUNDING VIEWS.

GROUND LEVEL EQUIPMENT SCREENING NOTE

PER SECTION 30-92-6(E) 1 OF THE ROANOKE COUNTY ZONING ORDINANCE ALL GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED.

ROOFTOP SCREENING

PER SECTION 30-92-6(E) OF THE ROANOKE COUNTY ZONING ORDINANCE ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED.

SITE SUMMARY

TAX NO: 70.11-01-20 & 21.1

ZONING: L-2

TAX NO: 70.11-01-22

ZONING: L-2C

CONDITIONS: 28-06/1989, 48-12/1988

COMBINED ACREAGE: 5.9 AC.

EXISTING/PROPOSED USE:

INDUSTRY-TYPE II

SETBACKS:

FRONT: 30'

SIDE: PRINCIPAL STRUCTURES-10'

ACCESSORY STRUCTURES-BEHIND

F.B.L. & 3' FROM SIDE LINE

REAR: PRINCIPAL STRUCTURES-15'

ACCESSORY STRUCTURES-3'

MINIMUM FRONTAGE: 100'

MAXIMUM LOT COVERAGE: 90% TOTAL LOT AREA

(COMBINED ACREAGE)-5.3 AC.

PROPOSED LOT COVERAGE: 32.0% = 1.7 AC.

MAX. BUILDING COVERAGE: 75% COMBINED

ACREAGE = 4.4 AC.

PROPOSED BUILDING COVERAGE: 7.7% = 0.34 AC.

MAX. BUILDING HEIGHT: N/A-ADJOINING PROPERTY

NOT ZONED RESIDENTIAL

PROPOSED BUILDING HEIGHT: APPROX. 40' (SEE

BUILDING PLANS FOR EXACT DIMENSION)

PARKING: PROVIDED IN EXISTING LOTS

CROWN COVERAGE

AREA OF CONSIDERATION=2.79 AC.

=121,532 SF

CROWN COVERAGE REQ'D (35%)=42,536 SF

EXISTING CROWN COVERAGE: 43,320 SF (35.6%)

ROANOKE COUNTY ORDINANCE

REFERENCE IS HEREBY MADE TO ROANOKE COUNTY ORDINANCE #28-06/1989 DATED 10/25/05, APPROVED BY THE ROANOKE COUNTY BOARD OF SUPERVISORS. INDIVIDUAL REQUIREMENTS OF THAT ORDINANCE ARE AS FOLLOWS:

1. THE PROPERTY WILL BE USED ONLY FOR CONCRETE PRODUCTION, STORAGE AND RELATED USES;
2. THE PETITIONER WILL SUBSTANTIALLY COMPLY WITH THE ATTACHED SITE PLAN;
3. THE PETITIONER WILL PROVIDE SCREENING IN ACCORDANCE WITH THE EXISTING ZONING ORDINANCE;
4. PETITIONER WILL NOT USE SIGNAGE EXCEEDING 200 SQUARE FEET OR EXCEEDING 20 FEET IN HEIGHT.

ENGINEER'S NOTES

CALDWELL WHITE ASSOCIATES ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF PLANS OR FOR INFORMATION ON PLANS UNTIL SUCH PLANS HAVE BEEN APPROVED BY THE REQUIRED PUBLIC AGENCIES.

ANY WORK COMMENCED ON A PROJECT PRIOR TO PLAN APPROVAL IS AT SOLE RISK OF THE DEVELOPER.

CALDWELL WHITE ASSOCIATES DOES NOT GUARANTEE THE COMPLETION OR QUALITY OF PERFORMANCE OF THE CONTRACTS BY CONTRACTORS OR OTHER THIRD PARTIES.

SOURCE OF TOPOGRAPHIC MAPPING IS AERIAL SURVEY AS PROVIDED BY ROANOKE COUNTY.

BOUNDARY DATA IS FROM RECORDS.

LEGEND

ABBREVIATIONS

A/H/F	ARROW HEAD TOP OF	MIN	MINIMUM
F/H	FIRE HYDRANT	MON	MONUMENT
APPROX	APPROXIMATE	NBL	NORTH BOUND LANE
ASPH	ASPHALT	NIC	NOT IN CONTRACT
BC	BOTTOM OF CURB	PROP	PROPOSED
BIT	BITUMINOUS	PUE	PUBLIC UTILITY EASEMENT
BLDG	BUILDING	PVMT	PAVEMENT
BLK	BLOCK	R	RADIUS
BM	BENCHMARK	RT	RIGHT
BW	BOTTOM OF WALL	R/W	RIGHT OF WAY
CB	CINDER BLOCK	REQD	REQUIRED
C&G	CURB & GUTTER	RR	RAILROAD
CMP	CORRUGATED METAL PIPE	RYS	REAR YARD SETBACK
CONC	CONCRETE	SAN	SANITARY
COR	CORNER	SBL	SOUTH BOUND LANE
DBL	DOUBLE	SD	STORM DRAIN
DEFL	DEFLECTION	SECT	SECTION
DI	DRAINAGE	SE	SLOPE EASEMENT
DIA	DIAMETER	SS	SANITARY SEWER
DE	DRAINAGE EASEMENT	SSE	SANITARY SEWER EASEMENT
ERL	EAST BOUND LINE	STA	STATION
ELEC	ELECTRIC	STD	STANDARD
ELEV	ELEVATION	STO	STORAGE
ENTR	ENTRANCE	SYS	SIDE YARD SETBACK
EP	EDGE OF PAVEMENT	TBM	TEMPORARY BENCHMARK
EW	ENDWALL	TC	TOP OF CURB
EXST	EXISTING	TEL	TELEPHONE
FDN	FOUNDATION	TRANS	TRANSFORMER
FF	FINISHED FLOOR	TV	TOP OF WALL
FG	FINISH GRADE	TYP	TYPICAL
HPT	HIGH POINT	VDOT	VIRGINIA DEPARTMENT OF
INV	INVERT	TRANS	TRANSPORTATION
IP	IRON PIN	VERT	VERTICAL
LT	LEFT	WBL	WEST BOUND LANE
MBL	MINIMUM BUILDING LINE	YO	YARD
MH	MANHOLE		

SYMBOLS

EXISTING	NEW	
100.5	100.5	SPOT ELEVATION
100	100	CONTOURS
8"SS	8"SS	SANITARY SEWER LINE
4"W	4"W	WATERLINE
8"SO	8"SO	STORM DRAIN
2"G	2"G	GAS LINE
E	E	OVERHEAD ELECTRIC LINE
T	T	OVERHEAD TELEPHONE
CATV	CATV	OVERHEAD CABLE TELE.
UE	UE	UNDERGROUND TEL/ELEC.
W	W	WATER OR GAS METER
V	V	VALVE
F.H.	F.H.	FIRE HYDRANT
M	M	MANHOLE
C.O.	C.O.	CLEANOUT
DI	DI	DROP INLET
U.P.	U.P.	UTILITY POLE & ANCHOR
D	D	DITCH OR SWALE
C	C	CENTERLINE OR BASELINE
P	P	PROPERTY LINE
Δ	Δ	SURVEY TRAVERSE POINT
Δ	Δ	DEFLECTION ANGLE
X	X	DIRECT ANGLE
Y.L.	Y.L.	YARD LIGHTING
Y.H.	Y.H.	YARD HYDRANT
W	W	WELL
B	B	BENCHMARK
F	F	FENCE
T	T	TREE LINE
R	R	RAILROAD
H	H	HANDICAPPED SPACE

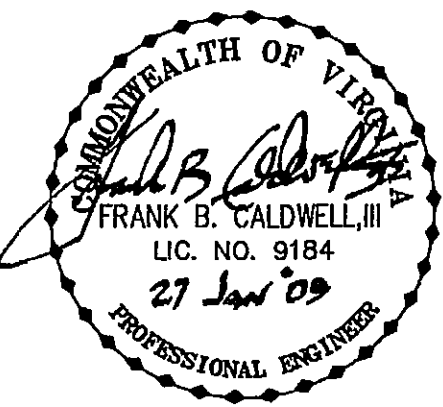
SITE CONSTRUCTION NOTES AND DETAILS

FOR

CONCRETE SPECIALTIES, INC.

SITUATE 1410 16'TH STREET S.E.
VINTON MAGISTERIAL DISTRICT
COUNTY OF ROANOKE, VA.

REVISIONS				
No.	Date	Remarks	By	
1	11-4-08	ROANOKE COUNTY COMMENTS	JWK	
2	12-23-08	ROANOKE COUNTY COMMENTS	JWK	
3	1-27-09	ROANOKE COUNTY COMMENTS	JWK	



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