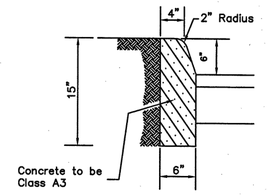
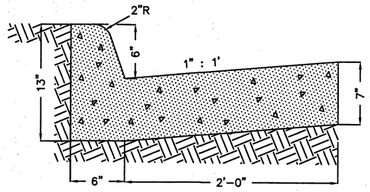
SEE VDOT ROAD AND BRIDGE STANDARDS FOR ADDITIONAL NOTES AND DETAILS FOR CG-2 AND CG-6



CONCRETE CURB (CG-2)

NO SCALE



CONCRETE CURB & GUTTER (CG-6)

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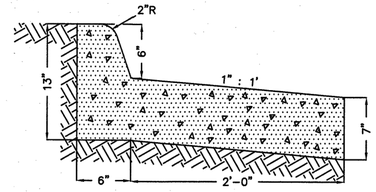
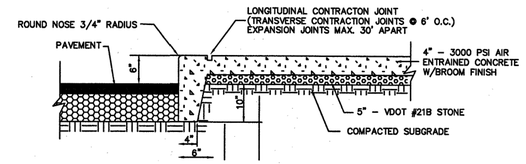


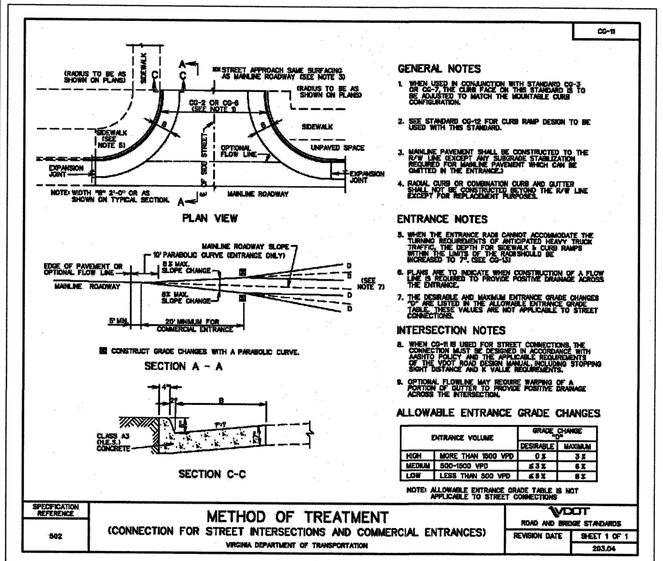
REVERSE CG-6 CURB & GUTTER

NO SCALE



INTEGRAL CONCRETE CURB AND WALK

NO SCALE



GENERAL NOTES

1. WHEN USED IN CONJUNCTION WITH STANDARD CG-2 OR CG-7, THE CURB FACE ON THIS STANDARD IS TO BE ADJUSTED TO MATCH THE MOUNTABLE CURB CONFIGURATION.
2. SEE STANDARD CG-12 FOR CURB RAMP DESIGN TO BE USED WITH THIS STANDARD.
3. MAINLINE PAVEMENT SHALL BE CONSTRUCTED TO THE R/W LINE (EXCEPT ANY SUBGRADE STABILIZATION REQUIRED FOR MAINLINE PAVEMENT WHICH CAN BE OMITTED IN THE ENTRANCE.)
4. RADIAL CURB OR COMBINATION CURB AND GUTTER SHALL NOT BE CONSTRUCTED BEYOND THE R/W LINE EXCEPT FOR REPLACEMENT PURPOSES.

ENTRANCE NOTES

5. WHEN THE ENTRANCE RADII CANNOT ACCOMMODATE THE TURNING REQUIREMENTS OF ANTICIPATED HEAVY TRUCK TRAFFIC, THE DEPTH OF THE SIDEWALK & CURB RAMPS WITHIN THE RADIUS OF THE ENTRANCE SHOULD BE INCREASED TO 7'. SEE CG-12.
6. PLANS MUST INDICATE WHEN CONSTRUCTION OF A FLOW LINE IS REQUIRED TO PROVIDE POSITIVE DRAINAGE ACROSS THE ENTRANCE.
7. THE DESIRABLE AND MAXIMUM ENTRANCE GRADE CHANGES OF ARE LISTED IN THE ALLOWABLE ENTRANCE GRADE TABLE. THESE VALUES ARE NOT APPLICABLE TO STREET CONNECTIONS.

INTERSECTION NOTES

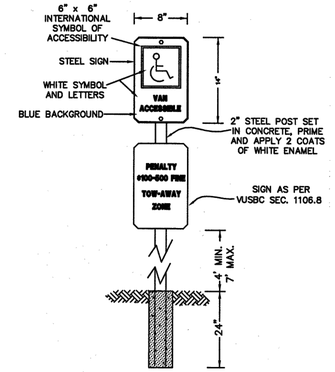
8. WHEN CG-11 IS USED FOR STREET CONNECTIONS, THE CONNECTION MUST BE DESIGNED IN ACCORDANCE WITH AASHTO "GREEN BOOK" AND THE MINIMUM REQUIREMENTS FOR SIGHT DISTANCE, PROFILE GRADES, ACCEPTABLE STOPPING SIGHT DISTANCE AND K VALUE REQUIREMENTS.
9. OPTIONAL FLOWLINE MAY REQUIRE WARPING OF A PORTION OF GUTTER TO PROVIDE POSITIVE DRAINAGE ACROSS THE INTERSECTION.

ALLOWABLE ENTRANCE GRADE CHANGES

ENTRANCE VOLUME		GRADE CHANGE "G"	
		DESIRABLE	MAXIMUM
HIGH	MORE THAN 1500 VPD	0 %	3 %
MEDIUM	500-1500 VPD	≤ 2 %	6 %
LOW	LESS THAN 500 VPD	≤ 8 %	8 %

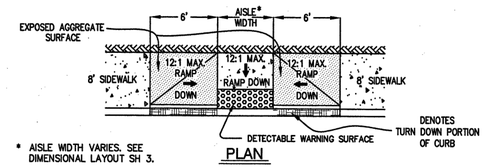
NOTE: ALLOWABLE ENTRANCE GRADE TABLE IS NOT APPLICABLE TO STREET CONNECTIONS

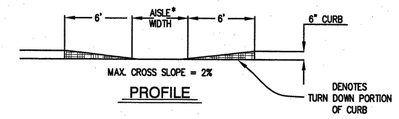
SPECIFICATION REFERENCE	METHOD OF TREATMENT (CONNECTION FOR STREET INTERSECTIONS AND COMMERCIAL ENTRANCES) VIRGINIA DEPARTMENT OF TRANSPORTATION	VDOT ROAD AND BRIDGE STANDARDS	
302		REVISION DATE	SHEET 1 OF 1
			203.04



VAN ACCESSIBLE HANDICAP PARKING SIGN (S2)

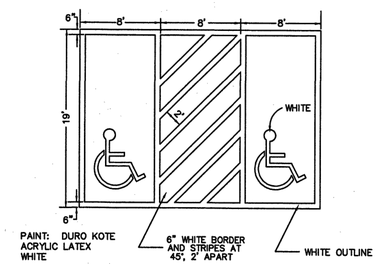
NO SCALE





HANDICAP RAMP DETAIL

NO SCALE



HANDICAP PARKING SPACE

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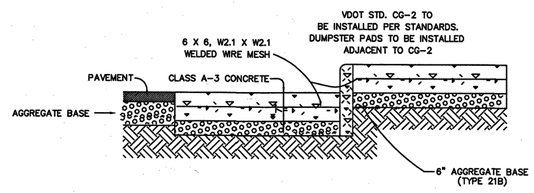
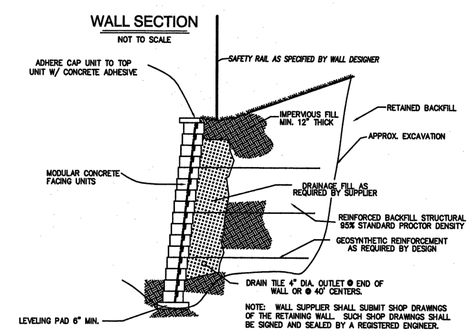
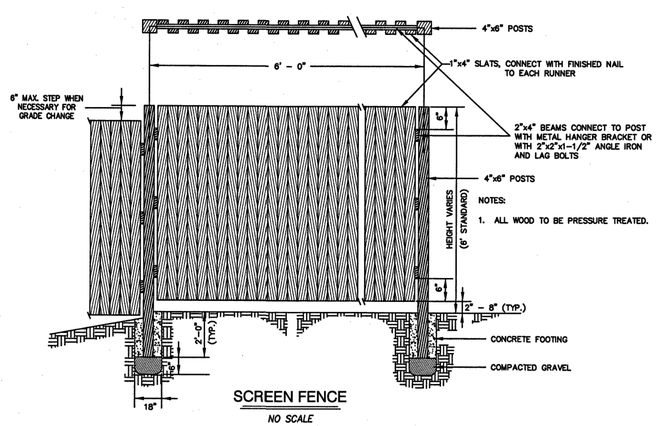


TYPICAL RAISED DUMPSTER PAD SECTION

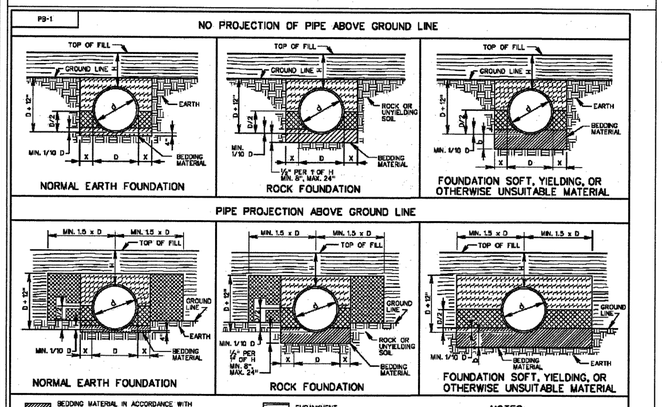
NO SCALE





SCREEN FENCE

NO SCALE



BEDDING MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

CLASS I BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

FOR PLASTIC PIPE CLASS I BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

FOR ALL OTHER PIPE REGULAR BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

EMBANKMENT

REGULAR BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

NOTES:

FOR GENERAL NOTES ON PIPE BEDDING, SEE INSTALLATION OF PIPE CULVERTS AND STORM SEWERS GENERAL NOTES ON SHEET 107.CG.

CRUSHED GLASS CONFORMING TO THE SIZE REQUIREMENTS FOR CRUSHER RUN AGGREGATE SIZE 25 AND 26 MAY BE USED IN PLACE OF CLASS I BACKFILL.

VDOT ROAD AND BRIDGE STANDARDS	INSTALL. OF PIPE CULVERTS AND STORM SEWERS CIRC. PIPE BEDDING AND BACKFILL - METHOD "A" VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE
SHEET 1 OF 4 / REVISION DATE 07/12		302 / 303
107.01		

SITE AND ZONING TABULATIONS

SUBJECT TAX PARCEL ID: 87.11-03-02
CURRENT ZONING: C2C (ORDINANCE NO. 062408-9)
PROPOSED USE: GENERAL OFFICE & RETAIL SALES

MINIMUM LOT AREA (SERVED BY PUBLIC WATER & SEWER): 15,000 SF
MINIMUM FRONTAGE (SERVED BY PUBLIC WATER & SEWER): 75'
MINIMUM YARDS:
FRONT - PRINCIPAL STRUCTURE, 30', OR 20' WHEN ALL PARKING IS LOCATED BEHIND THE FRONT BUILDING LINE
FRONT - ACCESSORY STRUCTURES, BEHIND FRONT BUILDING LINE
SIDE - NONE
REAR - PRINCIPAL STRUCTURE, 15'
REAR - ACCESSORY STRUCTURES, 3'
MAXIMUM HEIGHT: UNLIMITED UNLESS ADJACENT TO R-1 OR R-2 DISTRICT
MAXIMUM BUILDING COVERAGE: 50% OF THE TOTAL LOT AREA
PROPOSED BUILDING COVERAGE: 16.3%
MAXIMUM LOT COVERAGE: 90% OF THE TOTAL LOT AREA
PROPOSED LOT COVERAGE: 81.1%

MINIMUM PARKING REQUIREMENT:
GENERAL OFFICE: 3 PER 1,000 SF
4,500 SF / 1,000 X 3 = 13.5 = 14 SPACES
CONSTRUCTION SALES & SERVICES: SCHEDULE 'A', 1 PER 500 SF
4,500 SF / 500 = 9 SPACES
TOTAL REQUIRED PARKING SPACES: 23 SPACES
PARKING SPACES PROVIDED: 30 SPACES

GENERAL NOTES

1. THE PROPERTY IS LOCATED AT 4909 STARKEY ROAD
2. OWNER/DEVELOPER: STARKEY ROAD DEVELOPMENT, LLC 5070 CELL TOWER DRIVE, ROANOKE, VA 24018
3. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
4. TOPOGRAPHY DATA BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2014.
5. NO CURRENT TITLE REPORT HAS BEEN FURNISHED FOR THE SUBJECT PROPERTIES.
6. THE SUBJECT PROPERTIES ARE NOT LOCATED WITHIN THE LIMITS OF FLOOD HAZARD AREA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #5116100251 G, COMMUNITY PANEL 510190 0251 G, DATED SEPTEMBER 28, 2007.
7. NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
8. ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATE PIPE SIZES, MANHOLES, OR ESC MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. PLAN SHEETS CAN BE 8.5 x 11 IF THE INFORMATION IS LEGIBLE AND WITHIN THE LIMITS OF THE APPROVED PLANS.
9. ANY TOPOGRAPHIC CHANGES FROM THE APPROVED PLANS MAY REQUIRE ADDITIONAL DRAINAGE STRUCTURES AND EASEMENTS AS DEEMED NECESSARY BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND ROANOKE COUNTY.
10. ALL EXTERIOR LIGHTS SHALL BE DESIGNED, ARRANGED, AND LOCATED SO AS NOT TO DIRECT GLARE ON ADJACENT RESIDENTIAL PROPERTIES OR RIGHTS OF WAY. THE MAXIMUM LIGHTING DENSITY AT ADJOINING PROPERTIES OR RIGHTS OF WAY SHALL NOT EXCEED 0.5 FOOT CANDLES.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT COUNTY OF ROANOKE STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF VDOT'S ROAD AND BRIDGE STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
5. SEE VDOT ROAD AND BRIDGE STANDARDS FOR STORM DRAIN DETAILS.
6. THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.
7. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK BY CONTACTING MISS UTILITY. CONTACT SITE ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS. IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL "MISS UTILITY" OF CENTRAL VIRGINIA AT 1-800-552-7001.
8. IT SHALL BE THE THE RESPONSIBILITY OF THE DEVELOPER TO CLEAN OUT ANY EXISTING STORM SEWER SYSTEM IN THE EVENT THEY BECOME SILTED OR BLOCKED IN ANY WAY DUE TO THE PROPOSED DEVELOPMENT.

GRADING NOTES

1. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.
2. TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.
3. FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT AND ROCKS LARGER THAN 6 INCHES IN DIAMETER OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.
4. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN EIGHT (8) INCH LOOSE LIFTS AND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698, STANDARD PROCTOR OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT. MAINTAIN MOISTURE CONTENT OF FILL MATERIAL WITHIN THREE (3) PERCENT OF OPTIMUM TO ATTAIN REQUIRED COMPACTION DENSITY OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.
5. A QUALIFIED GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF VIRGINIA, SHOULD BE CONSULTED CONCERNING SOIL STABILITY, SLOPE STABILIZATION, SOIL COMPACTION, TESTING, AND OTHER SOIL CHARACTERISTICS. LUMSDEN ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY RELATING TO FAILURES RESULTING FROM SAME.

PROFFERED CONDITIONS (ORDINANCE NO. 062408-9)

1. THE PROPERTY WILL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPT PLAN PREPARED BY PARKER DESIGN GROUP, DATED MARCH 25, 2008, WITH A LATEST REVISION OF JUNE 16, 2008.
2. NO MORE THAN 10,800 SQUARE FEET OF BUILDING SPACE WILL BE CONSTRUCTED.
3. NO MORE THAN 5,400 SQUARE FEET OF THE PROPOSED BUILDING WILL BE DEDICATED TO RETAIL SPACE.
4. THE PROPOSED BUILDING WILL BE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE ARCHITECTURAL FLOOR PLAN PREPARED BY INTERACTIVE DESIGN GROUP, DATED APRIL 16, 2008.
5. THE STARKEY ROAD ELEVATION OF THE PROPOSED BUILDING WILL BE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE ARCHITECTURAL FRONT ELEVATION STUDY PREPARED BY INTERACTIVE DESIGN GROUP, DATED APRIL 16, 2008.
6. NO MORE THAN ONE FREESTANDING SIGN WILL BE CONSTRUCTED WHICH WILL BE NO MORE THAN TEN (10) FEET IN HEIGHT AND WILL BE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH PROPOSED SIGN DETAILS PREPARED BY INTERACTIVE DESIGN GROUP, DATED APRIL 16, 2008.
7. THE PROPOSED DUMPSTER SCREENING WILL BE IN SUBSTANTIAL CONFORMANCE WITH BUILDING MATERIALS SHOWN ON ARCHITECTURAL FRONT ELEVATION STUDY PREPARED BY INTERACTIVE DESIGN GROUP, DATED APRIL 18, 2008.

APPROVED

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA
4664 BRAMBLETON AVENUE
P.O. BOX 20668
ROANOKE, VIRGINIA 24018
PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

COMMONWEALTH OF VIRGINIA
HOWARD P. BOGGESS, II
Lic. No. 000980
5/15/15
LANDSCAPE ARCHITECT

NOTES AND DETAILS

DEVELOPMENT PLAN
FOR
FOTI / STARKEY ROAD
PREPARED FOR
VIC FOTI
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: May 15, 2015
SCALE: AS SHOWN
COMMISSION NO: 14-059
SHEET 2 OF 10

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