



GENERAL LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		TREE LINE
		MONUMENT OR AS NOTED
		IRON PIN FOUND
		PROPERTY CORNER
		PROPERTY BOUNDARY
		LIGHT POLE
		UTILITY POLE
		TELEPHONE PEDESTAL
		WATER METER
		FIRE HYDRANT
		WATER VALVE
		MANHOLE, SS, W or D
		CLEANOUT
		SANITARY PUMP STATION
		5' GRADES OR 10' GRADES
		1' GRADES OR 2' GRADES
		COOLING TOWER PIPING
		GAS PIPING
		FIRE SERVICE LINE
		DOMESTIC WATER LINE
		OVERHEAD ELEC
		UNDERGROUND TELEPHONE
		UNDERGROUND ELECTRICAL
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM DRAIN
		CREEK OR LARGE WATER SURFACE
		SWALE
		DROP INLET (DI-3A)
		DROP INLET (DI-3B)
		DROP INLET (DI-3C)
		DROP INLET (DI-7 or DI-1)
		STORM DRAIN STRUCTURE NUMBER
		CLEANOUT, GRAVITY SAN.
		CONNECTION NEW TO EXISTING
		SPOT ELEVATION
		HIGH POINT, WITH ELEVATION
		ITEMS FOR DEMOLITION
		FENCE
		MAN GATE
		DOUBLE MAN GATE
		LIMITS OF DISTURBANCE
		HANDICAPPED ACCESS ROUTE
		HANDICAPPED PARKING STALL
		KEY NOTE

ORDINANCE #92893-16 SPECIAL USE PERMIT

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, HELD AT THE ROANOKE COUNTY ADMINISTRATION CENTER ON TUESDAY, SEPTEMBER 24, 1993

WHEREAS, the School Board of Roanoke County, Virginia, has filed a petition to allow the expansion of an existing school building located at 6758 Northside High School Road, in the Catawba Registorial District; and

WHEREAS, the Planning Commission held a public hearing on this matter on September 7, 1993; and

WHEREAS, the Board of Supervisors of Roanoke County, Virginia, held a first reading on this matter on August 24, 1993; the second reading and public hearing on this matter was held on September 28, 1993.

NOW, THEREFORE BE IT ORDAINED by the Board of Supervisors of Roanoke County, Virginia, as follows:

1. That the Board finds that the granting of a special use permit to allow the expansion of an existing school building located at 6758 Northside High School Road in the Catawba Registorial District is substantially in accord with the adopted 1993 Comprehensive Plan pursuant to the provisions of § 5.1-1-456 (b) of the 1990 Code of Virginia, as amended.

2. That the Board hereby grants a Special Use Permit to the School Board of Roanoke County, Virginia, to allow the expansion of

an existing school building located at 6758 Northside High School Road in the Catawba Registorial District.

3. That this ordinance shall be in full force and effect thirty (30) days after its final passage. All ordinances or parts of ordinances in conflict with the provisions of this ordinance be, and the same hereby are, repealed.

On motion of Supervisor Eddy to adopt the ordinance, and carried by the following recorded vote:

AYES: Supervisors Johnson, Kuhnke, Eddy, Winkus

NAYS: None

ABSENT: Supervisor Wickens

A COPY TESTE:

Wally B. Allen, Clerk  
Roanoke County Board of Supervisors

cc: File  
Terrance L. Harrington, Director, Planning & Zoning  
Arnold Cover, Director, Engineering & Inspection  
John W. Alzohred, Director, Real Estate Assessment  
Paul M. Hehner, County Attorney  
Dr. Wayne Wilson, Superintendent of Schools

ABBREVIATIONS	
WM	WATER METER
GM	GAS METER
WV	WATER VALVE
MBL	MINIMUM BUILDING LINE
TC	TOP OF CURB
BC	BOTTOM OF CURB
FFE, FF	FINISH FLOOR ELEVATION
ELEV	ELEVATION
EXIST, EX	EXISTING
SSCO	SAN. SEWER CLEANOUT
SDCO	STORM DRAIN CLEANOUT
FD	FOUNDATION DRAIN
FDC	FIRE DEPT CONNECTION

PROPOSED DESCRIPTION	
	CONCRETE
	HEAVY-DUTY PAVEMENT
	REGULAR-DUTY PAVEMENT

PARKING REQUIREMENTS MIDDLE AND HIGH SCHOOLS (Minimum Required per Sec. 30-91-9)	
- ONE SPACE PER EMPLOYEE ON MAJOR SHIFT	TOTAL EMPLOYEES = 150 H.S. AND 100 M.S. REQUIRED = 250 SPACES
- ONE SPACE PER EACH 4 STUDENTS IN 11th and 12th GRADE	TOTAL 11th and 12th GRADE STUDENTS = 503 REQUIRED = 126 SPACES
- HANDICAPPED = 2% OF TOTAL	2% OF 376 SPACES FROM ABOVE REQUIRED = 8 SPACES
TOTAL SPACES REQUIRED = 384	

PARKING TABULATIONS MIDDLE AND HIGH SCHOOLS	
TOTAL EXISTING SPACES	657
- EXISTING SPACES TO BE DEMOLISHED	440
SPACES REMAINING (8 HANDICAPPED)	217
+ NEW SPACES (15 HANDICAPPED)	466
TOTAL SPACES PROVIDED (23 HANDICAPPED)	683
+ AFTER HOURS PARKING IN BUS LOT	48
GRAND TOTAL SPACES PROVIDED (PHASE I + PHASE II) = 731	
*(GRAND TOTAL SPACES PROVIDED - PHASE I = 695)	

**SITE SUMMARY TABLE**

TOTAL SITE AREA = 19.5 ACRES = 849,103 S.F.  
BUILDING FOOTPRINT AREA (BIRD'S EYE VIEW): 140,662 S.F.  
BUILDING TOTAL GROSS FLOOR AREA: 163,880 S.F.  
SITE ADDRESS: 6758 NORTHSIDE HIGH SCHOOL ROAD

TAX MAP# 037.10-01-20, 29.38 Ac.  
TAX MAP# 037.08-01-75, 16.2 Ac.  
TAX MAP# 037.08-01-03, 29.06 Ac.  
TAX MAP# 037.10-01-27, 1.16 Ac.  
TAX MAP# 037.10-01-19, 1.07 Ac.  
A PORTION OF TAX MAP# 037.10-01-04.02, 0.23 Ac.

ADJACENT ZONING: RS1, R1, R2, C1, and C2  
ADJACENT LAND USE: SCHOOL, CHURCH, AND RESIDENTIAL  
CURRENT LAND USE: HIGH SCHOOL AND ATHLETIC FIELDS WITH ASSOCIATED PARKING  
PROPOSED LAND USE: HIGH SCHOOL AND ATHLETIC FIELDS WITH ASSOCIATED PARKING  
ZONING: R2S, MEDIUM DENSITY RESIDENTIAL WITH SPECIAL USE DISTRICT

MINIMUM LOT REQUIREMENTS:  
- LOT AREA: MIN = 7,200 S.F. (0.17 Ac.), ACTUAL = 1,279,798 S.F.  
- LOT FRONTAGE: MIN = 60', ACTUAL = ±190'

MINIMUM SETBACK REQUIREMENTS:

FRONT YARD:  
- PRINCIPAL STRUCTURE: 30'  
- ACCESSORY STRUCTURE: BEHIND THE FRONT BUILDING LINE

REAR YARD:  
- PRINCIPAL STRUCTURE: 25'  
- ACCESSORY STRUCTURE: 3'

SIDE YARD:  
- PRINCIPAL STRUCTURE: 10'  
- ACCESSORY STRUCTURE: 10' BEHIND THE FRONT BUILDING LINE OR 3' BEHIND THE REAR BUILDING LINE

MAXIMUM HEIGHT OF STRUCTURES:  
- PRINCIPAL STRUCTURE = 45', ACTUAL = 26.67'  
- ACCESSORY STRUCTURES = 15', OR 25' IF IN COMPLIANCE WITH PRINCIPAL STRUCTURE SETBACK, ACTUAL = ±15' (EXISTING)

MAXIMUM COVERAGE:  
- BUILDING COVERAGE (PRINCIPAL): MAX = 30% OF LOT AREA, ACTUAL = 19%  
- BUILDING COVERAGE (ACCESSORY): MAX = 7% OF LOT AREA, ACTUAL = 0.44%  
- LOT COVERAGE: MAX = 50% OF LOT AREA, ACTUAL = 23.6%

REQUIRED BUFFER TYPE: 10' WIDE PLANTING STRIP ADJACENT TO RESIDENTIAL PROPERTIES

CROWN COVERAGE:  
NEW (PHASE I) IMPERVIOUS AREA = 243,380  
- CROWN COVERAGE REQUIRED (35% OF NEW IMPERVIOUS AREA) = 85,183 S.F.  
- CROWN COVERAGE PROPOSED = 94,375 S.F. (39%)  
ULTIMATE (PHASES I and II) IMPERVIOUS AREA = 335,556 S.F.  
- CROWN COVERAGE REQUIRED (35% OF IMPERVIOUS AREA) = 117,445 S.F.  
- CROWN COVERAGE PROPOSED = 119,395 S.F. (36%)  
\* (REFER TO SHEET L-1.1)  
LOADING SPACES: REQUIRED=2, PROVIDED=2

KEY PLAN

AREA "C" AREA "B"

AREA "D" AREA "A"

GENERAL NOTES

1. REFER TO DETAIL 35 ON SHEET C-5.3 "PROPERTY PARCEL PLAN" FOR ENTIRETY OF PARCELS DISTURBED BY CONSTRUCTION.

REVISION #2 CHANGES:  
PARKING LOTS C & G AND ASSOCIATED AREAS ARE NOW SHOWN ON THIS PLAN AS FUTURE WORK (PHASE II). PHASE II WILL BE CONSTRUCTED AT A LATER DATE. REFER TO SHEET C-5.2 FOR TEMPORARY IMPROVEMENTS BETWEEN NEW & FUTURE WORK.

ALL CUTTER IN PHASE I HAS BEEN REMOVED FROM THIS PROJECT AND SELECTED SIDEWALKS HAVE BEEN NARROWED TO 5' WIDE.

APPROVED

SPECTRUM DESIGN

10 CHURCH AVE SE, PLAZA SUITE 1 ROANOKE, VIRGINIA 24011 540.342.6001  
ROANOKE • MARIION

**ADDITIONS AND RENOVATIONS TO**

**NORTHSIDE HIGH SCHOOL**

ROANOKE COUNTY PUBLIC SCHOOLS  
VA DOE #80-52G

SPECTRUM DESIGN PROJECT NO. 08055

15 APRIL, 2007

DATE  
DESIGN ARCHITECT  
PROJECT ARCHITECT  
CHECKED BY  
DRAWN BY

MAR  
HVC  
CVZ

REVISIONS  
COUNTY REVIEW  
CO. REV. VE REVISION  
COUNTY REVIEW

NUMBER  
1  
2  
3

DATE  
5/26/07  
8/7/07  
8/28/07

SHEET TITLE

**OVERALL DEVELOPMENT PLAN**

**C-1.0**