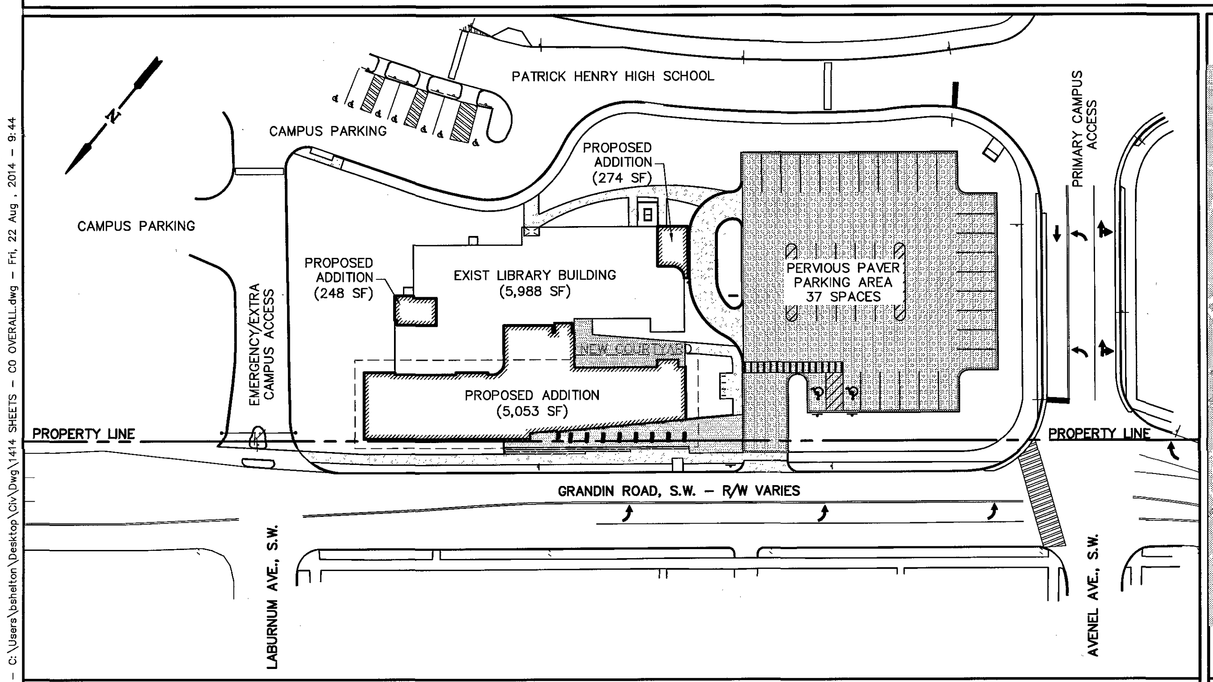
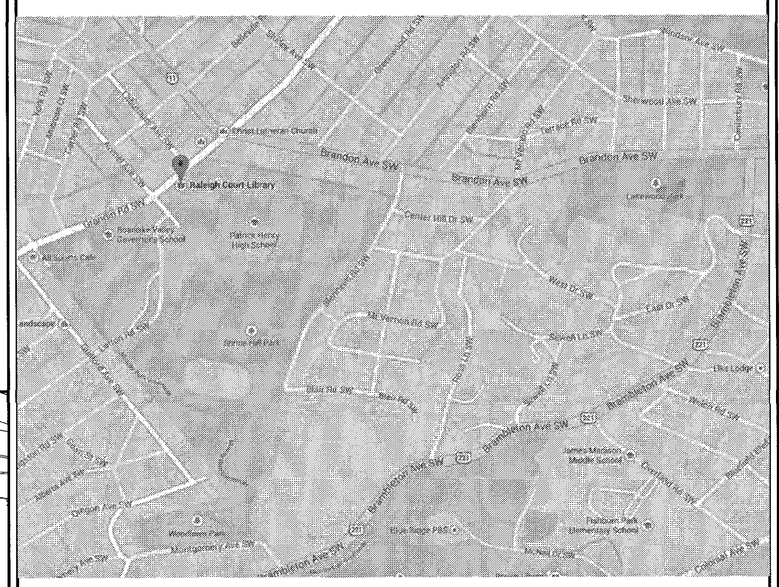
OVERALL INPUD PLAN
SCALE: 1"=40 FEET



OVERALL SITE PLAN
SCALE: 1"=40 FEET



VICINITY MAP
NO SCALE

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C0.2 EXISTING CONDITIONS
C0.3 BUILDING INFORMATION

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C1.3 DIMENSIONAL DETAILS

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OVERALL SITE NOTES

1. OWNER:
   CITY OF ROANOKE
   PROJECT MANAGER: CHARLES ANDERSON
   215 CHURCH AVENUE SW
   ROANOKE, VA 24011
   (540) 853–2731
2. ARCHITECT/ENGINEER:
   OWPR, INC.
   200 COUNTRY CLUB DRIVE
   PLAZA ONE, BUILDING "E"
   BLACKSBURG, VA 24060
   (540) 552–2151
3. TAX PARCEL(S) AND AREA(S):
   1460101 96.33 ACRES
4. ZONING: INPUD – INSTITUTIONAL PLANNED UNIT DEVELOPMENT
5. DISTURBED SITE AREA: APPROXIMATELY 42,623 SF (0.98 ACRES)
6. CURRENT USE: LIBRARY
7. PROPOSED USE: LIBRARY
8. BUILDING INFORMATION:

EXISTING BUILDING	PROPOSED ADDITION
1 STORY MASONRY	1 STORY METAL STUD FRAMED
HEIGHT: 14'–0"	HEIGHT: 22'–2"
AREA: 5,988 SF	AREA: 5,575 SF

9. TOTAL BUILDING AREA (EXISTING + PROPOSED): 11,563 SF
10. PARKING CALCULATIONS:
    TOTAL BUILDING AREA 11,563 SF
    ONE SPACE PER 500 SF REQUIRED 24 SPACES REQUIRED
    1 HANDICAP REQUIRED
    37 SPACES (2 HANDICAP ACCESSIBLE) PROVIDED
    QUANTITY AND LAYOUT OF PARKING SPACES ARE IN GENERAL CONFORMANCE WITH THE APPROVED PUD PLAN.
11. IMPERVIOUS SURFACE AREA RATIO:
    FOR THE PURPOSES OF THIS CALCULATION, THE SITE AREA IS DEFINED AS THE AREA WITHIN THE CURB LINE SURROUNDING THE LIBRARY BUILDING AND PARKING AREA.
    TOTAL AREA 54,227 SF
    IMPERVIOUS AREA 21,349 SF
    IMPERVIOUS SURFACE AREA RATIO: 0.39
12. ORIGINAL SURVEY INFORMATION SUPPLIED BY BALZER & ASSOCIATES DATED MAY 09, 2014.
13. THIS PROPERTY IS NOT LOCATED WITHIN ANY DEFINED 100 YEAR FLOOD ZONE AS DEFINED BY CURRENT FEMA FLOODPLAIN MAPPING.
14. NO DUMPSTER IS PROPOSED AS PART OF THIS PLAN.
13. NO OUTDOOR STORAGE IS PROPOSED AS PART OF THIS PLAN.

PROFFERED CONDITIONS

THE APPLICANT HAS REQUESTED THAT THE PROFFERED CONDITIONS ENACTED BY ORDINANCE NO. 38815–051710 BE AMENDED AS THEY PERTAIN TO THE SPECIFIED DEVELOPMENT PLANS FOR THE PROPERTY LOCATED AT 2102 GRANDIN ROAD SW AND IDENTIFIED AS OFFICIAL TAX NO. 1460101.

1. THE PROPERTY WILL BE DEVELOPED IN SUBSTANTIAL CONFORMITY WITH THE DEVELOPMENT PLAN PREPARED BY ALFRED O. CHEVALIER DATED MARCH 3, 2010 AND REVISED BY THE CITY OF ROANOKE DATED APRIL 14, 2014; DEVELOPMENT PLAN PREPARED BY HBM ARCHITECTS DATED MAY 5, 2014; BUILDING ELEVATIONS PREPARED BY HBM ARCHITECTS DATED MAY 5, 2014; AND THE UTILITY PLAN PREPARED BY RIFE+WOOD ARCHITECTS DATED DECEMBER 5, 2005, COPIES OF WHICH ARE ATTACHED TO THIS APPLICATION.
2. THE SCHOOL SPORTS STADIUM FACILITY WILL BE DEVELOPED IN SUBSTANTIAL CONFORMITY WITH THE STADIUM PLAN PREPARED BY RIFE+WOOD ARCHITECTS DATED JANUARY 18, 2007, AND THE STADIUM SECTIONS DATED DECEMBER 2, 2006, COPIES OF WHICH ARE ATTACHED TO THIS APPLICATION.
3. THAT THE USAGE OF THE SCHOOL SPORTS STADIUM FACILITY WILL BE LIMITED TO HIGH SCHOOL ATHLETICS, BAND PRACTICE FOR THE PATRICK HENRY HIGH SCHOOL MARCHING BAND, GRADUATION CEREMONIES, MIDDLE SCHOOL ATHLETICS, AND ATHLETIC EVENTS SPONSORED THROUGH THE PARKS AND RECREATION DEPARTMENT OF THE CITY OF ROANOKE.
4. THAT ALL SOUND AMPLIFICATION SYSTEMS WILL BE USED ONLY FOR HIGH SCHOOL VARSITY FOOTBALL GAMES, VARSITY SOCCER GAMES, VARSITY LACROSSE GAMES, GRADUATION ASSEMBLIES, AND THE ANNUAL CHAMPIONSHIP GAMES FOR ROANOKE CITY PARKS AND RECREATION YOUTH FOOTBALL.
5. THAT MANUAL TRAFFIC CONTROL, TO INCLUDE SECURITY PERSONNEL, WILL BE PROVIDED BEFORE AND AFTER ALL VARSITY FOOTBALL GAMES AND GRADUATION CEREMONIES AT THE INTERSECTIONS OF BRANDON AVENUE AND GRANDIN ROAD, GRANDIN ROAD AND LABURNUM AVENUE, GRANDIN ROAD AND AVENEL AVENUE, AND GUILFORD AVENUE AND LOFTON ROAD IN COORDINATION WITH THE CITY OF ROANOKE POLICE DEPARTMENT.
6. THAT MANUAL TRAFFIC CONTROL, TO INCLUDE SECURITY PERSONNEL, WILL BE PROVIDED AT THE INTERSECTION OF LOFTON ROAD AND GUILFORD AVENUE BEFORE, DURING, AND AFTER EVERY VARSITY FOOTBALL GAME TO PREVENT VEHICULAR TRAFFIC, EXCLUDING EMERGENCY VEHICLES, FROM ENTERING AND EXITING PATRICK HENRY HIGH SCHOOL CAMPUS FROM LOFTON ROAD.
7. THAT MANUAL TRAFFIC CONTROL, TO INCLUDE SECURITY PERSONNEL, WILL BE PROVIDED AT THE SERVICE ENTRANCE TO PATRICK HENRY HIGH SCHOOL FROM BLENHEIM ROAD BEFORE EVERY VARSITY FOOTBALL GAME TO PREVENT PEDESTRIAN AND VEHICULAR TRAFFIC, EXCLUDING EMERGENCY VEHICLES AND TEAM BUSES, FROM UTILIZING THE SERVICE ENTRANCE TO PATRICK HENRY HIGH SCHOOL FROM BLENHEIM ROAD.
8. THE CITY OF ROANOKE SCHOOL BOARD WILL CONDUCT AN ENGINEERING STUDY OF ITS SOUND AMPLIFICATION SYSTEM, WITHIN SIX MONTHS OF APPROVAL OF THESE PROFFERS, TO EVALUATE THE BEST METHOD AND MEANS OF LIMITING THE AUDIO TRESPASS OF THE SOUND AMPLIFICATION SYSTEM AND WILL FILE THE RESULTS OF SUCH STUDY WITH THE CITY'S PLANNING OFFICE.

ALL DEVELOPMENT MUST BE IN SUBSTANTIAL CONFORMANCE WITH THE DEVELOPMENT PLAN AND OTHER PERTINENT ELEMENTS OF THE ZONING ORDINANCE.

CITY OF ROANOKE GENERAL NOTES

1. RIGHT–OF–WAY EXCAVATION PERMIT – PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION OR CONSTRUCTION WITHIN THE PUBLIC RIGHT–OF–WAY (STREETS, ALLEYS, PUBLIC EASEMENTS), A RIGHT–OF–WAY EXCAVATION PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.
2. LAND DISTURBANCE PERMIT – AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.
3. PLANS AND PERMITS – A COPY OF THE PLANS AS APPROVED BY THE CITY (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.
4. LOCATION OF UTILITIES – THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
5. CONSTRUCTION ENTRANCE – THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION RELATED EGRESS FROM THE SITE. SIZE AND COMPOSITION OF CONSTRUCTION ENTRANCE SHALL BE AS SHOWN ON THE PLANS.
6. STREETS TO REMAIN CLEAN – IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE PUBLIC STREET ADJACENT TO THE CONSTRUCTION ENTRANCE REMAINS FREE OF MUD, DIRT, DUST, AND/OR ANY TYPE OF CONSTRUCTION MATERIALS OR LITTER AT ALL TIMES.
7. BARRICADES/DITCHES – THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPER AND NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.
8. SEWER AND PAVEMENT REPLACEMENT – CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY
9. APPROVED PLANS/CONSTRUCTION CHANGES – ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE EROSION AND SEDIMENT CONTROL AGENT PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.
10. FINAL ACCEPTANCE/CITY – THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FIELD SURVEYED FINAL CORRECT SET OF AS–BUILT PLANS OF THE NEWLY CONSTRUCTED STORM RAIN AND/OR STORMWATER MANAGEMENT FACILITIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE CITY. AS–BUILT PLANS SHALL BE PROVIDED IN THE STATE PLANE VIRGINIA SOUTH COORDINATE SYSTEM, NAD 1983, FIPS 4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

RECEIVED
AUG 22 2014
BY:

LEGEND

EXISTING	DEMO	NEW	DESCRIPTION
2050		2050	CONTOURS
54.86		54.86	SPOT ELEVATIONS
			CONCRETE CURB
			CONCRETE CURB & GUTTER
			PAVEDRAIN (O.A.E.)
			CONCRETE PAVERS
			CONCRETE
			BUILDING
			SITE FEATURES
X X	X X	X X	FENCING
			PROPERTY LINE
			CENTERLINE OR BASELINE
			BENCHMARK
SD	SD	SD	STORM SEWER LINE
			CURB INLET
			DROP INLET
			END SECTION / END WALL
			MANHOLE
OHE	OHE	OHE	ELECTRIC – OVERHEAD
UGE	UGE	UGE	ELECTRIC – UNDERGROUND
UGT	UGT	UGT	TELEPHONE – UNDERGROUND
FO	FO	FO	FIBER OPTIC – UNDERGROUND
G	G	G	GAS LINE
M	M	M	GAS METER
SS	SS	SS	SANITARY SEWER
		CO	CLEANOUT
W	W	W	WATER LINE
			GATE VALVE
			WATER METER
			FIRE HYDRANT
			HANDICAP PARKING
			TREE LINE
			SIGNS

COMMONWEALTH OF VIRGINIA
WILLIAM A. SHELTON
Lic. No. 031651
8/22/14
PROFESSIONAL ENGINEER

Raleigh Court Library
R-1 09/04/2014

OWPR
ARCHITECTS AND ENGINEERS

#	DESCRIPTION	DATE
4	90% DOCUMENTS FOR FINAL REVIEW	08/15/2014

Addition & Renovation
CITY OF ROANOKE

RALEIGH COURT BRANCH

2112 GRANDIN ROAD SW, VIRGINIA 24015

PROJECT NO: 14001
SCALE: AS INDICATED

OVERALL SITE PLAN

C0.1

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HBM

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Review: 09/04/2014

Bill Shelton – C:\Users\bshelton\Desktop\Civil\Dwg\1414 SHEETS – C0 OVERALL.dwg – Fri, 22 Aug, 2014 – 9:44