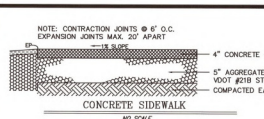
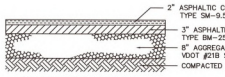


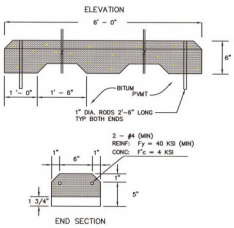
CONCRETE SIDEWALK

NO SCALE



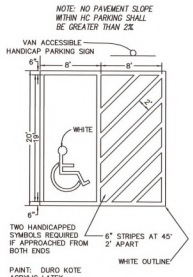
HEAVY DUTY PAVEMENT

NO SCALE



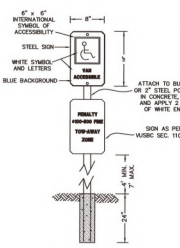
CONCRETE WHEEL STOP

NO SCALE



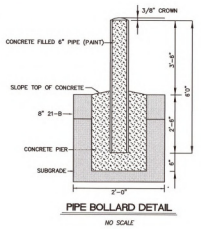
HANDICAP PARKING SPACE

NO SCALE



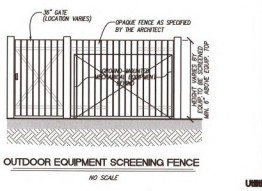
VAN ACCESSIBLE
HANDICAP PARKING SIGN

NO SCALE



PIPE BOLLARD DETAIL

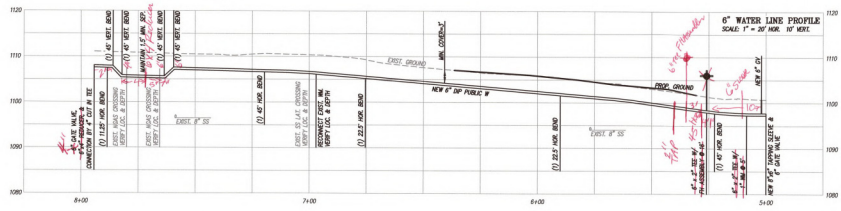
NO SCALE

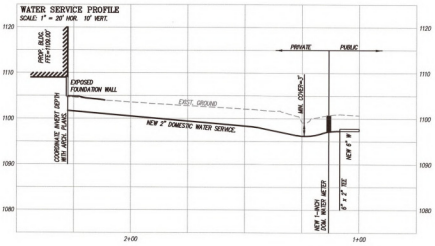


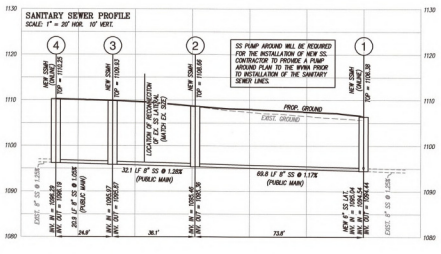
OUTDOOR EQUIPMENT SCREENING FENCE

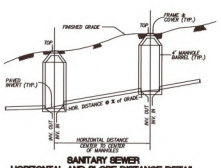
NO SCALE

Utilities Marked per Miss Utility Ticket # 06483 A911303332-00A









SANITARY SEWER
HORIZONTAL AND SLOPE DISTANCE DETAIL

NO SCALE

PLAN REVISION No. 1 (PR-1) REVISION TABLE	
PLAN CHANGE	REVISED ON PLAN SHEETS
RELOCATED 4" N-GAS LINE	C205, C302, C305, C502, C602
ADDED NEW 6" WATERLINE TO TIE INTO EXIST. 4" WATERLINE	C105, C205, C302, C305, C502, C602
CHANGED PROP. WATER METER SIZE TO 1"	C305, C302
RELOCATION OF WASH BAY WATER & SANITARY SEWER CONNECTION	C305, C302

SITE AND ZONING TABULATIONS

TAX MAP ID: 036.03-01-01.00
CURRENT ZONING: I-2
PROPOSED USE: ROANOKE COUNTY FACILITY
SITE ACREAGE: 13.37 ACRES
MINIMUM LOT AREA REQUIRED: 15,000 S.F. (PUBLIC WATER & SEWER)
MINIMUM FRONTAGE REQUIRED: 75'
MINIMUM REQUIRED SETBACKS:
FRONT: 30' (20' IF PARKING IS LOCATED BEHIND THE FRONT BUILDING LINE)
REAR: 15'
SIDE YARD: 10'

MAXIMUM HEIGHT ALLOWED: 45' (PRINCIPLE STRUCTURE)
MAXIMUM BUILDING COVERAGE: 50%
MAXIMUM LOT COVERAGE: 80%
PROPOSED BUILDING COVERAGE: 15.7% (2.1 ACRES)
PROPOSED LOT COVERAGE: 74% (9.9 ACRES)

REQUIRED PARKING SPACES: 10 PER SCHEDULE "A":
– SCHEDULE "A" REQUIREMENTS FOR PROP. BUILDING –
3 SPACES PER 1,000 SF. OFFICE / ADMIN. = 3 SPACES
1 SPACES PER 500 SF. INDOOR SERVICE AREA = 2 SPACES
2 SPACES PER MOTOR VEHICLE SERVICE BAY = 4 SPACES
1 SPACES PER 5,000 SF. INDOOR STORAGE. = 1 SPACES
(ADDITIONAL SHARED PARKING IS ALSO AVAILABLE ON THE SUBJECT PROPERTY)

PROVIDED PARKING SPACES = 10 OF WHICH 1 IS HANDICAP ACCESSIBLE.

GENERAL NOTES

1. OWNER/DEVELOPER: ROANOKE COUNTY BOARD OF SUPERVISORS BOX 29800 ROANOKE, VA 24018 (ROB LIGHT)
2. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, PC.
3. TOPOGRAPHY DATA BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2019.
4. NO CURRENT TITLE REPORT HAS BEEN FURNISHED FOR THE SUBJECT PROPERTIES.
5. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE LIMITS OF FLOOD HAZARD AREA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #51161C0135G, DATED SEPTEMBER 28, 2007.
6. NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
7. 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.
8. 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.
9. 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.
10. ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS) AND OUTDOOR STORAGE AREAS SHALL BE SCREENED FROM SURROUNDING VIEWS PER SECTION 30-92-5 AND AS SHOWN IN THE ROANOKE COUNTY DESIGN HANDBOOK. HEIGHT OF SCREENING MUST BE A MINIMUM OF SIX (6) FEET, GROUND LEVEL AND ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED PER SECTION 30-92-5 AND AS SHOWN IN THE ROANOKE COUNTY DESIGN HANDBOOK.
11. A SIGN PERMIT MUST BE OBTAINED FROM THE COUNTY OF ROANOKE PER ROANOKE COUNTY ZONING ORDINANCE SECTION 30-93 PRIOR TO INSTALLATION OF ANY EXTERIOR SIGNAGE.

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.
9. SAFE ACCESS TO ALL EXISTING ENTRANCES SHALL BE MAINTAINED AT ALL TIMES. WHEN WORK IS NOT BEING PERFORMED, THE CLEAR ZONE OF THE ROADWAY SHALL BE FREE OF STORED MATERIALS AND PARKED EQUIPMENT.

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.

WESTERN VIRGINIA WATER AUTHORITY GENERAL NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST WVWA DESIGN AND CONSTRUCTION STANDARDS.
2. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION. PLEASE CONTACT MARK SINK AT 527-3460.
3. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.
4. FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO SUCH CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND 2' MINIMUM HORIZONTALLY FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER, SANITARY SEWER CROSSINGS OF ANY OTHER UTILITIES. WHERE THIS CANNOT BE ACHIEVED ADDITIONAL MEASURES IN ACCORDANCE WITH WVWA STANDARDS SHALL BE ENFORCED.
6. ANY EXISTING APPURTENANCES SHOULD BE ADJUSTED TO GRADE AND NEW FRAME AND COVERS INSTALLED WHERE REQUIRED.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND POTHOLED TO VERIFY LOCATIONS. THIS PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.

Lumsden Associates, P.C.
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ROANOKE, VIRGINIA 24018
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FAX: (540) 772-4414
WWW.LUMSDENPC.COM

COMMONWEALTH OF VIRGINIA
ANDREW P. LUMSDEN
Lic. No. 065216
2/12/21
PROFESSIONAL ENGINEER

PROFILES, NOTES & DETAILS

ROANOKE COUNTY STORMWATER BUILDING
PREPARED FOR
ROANOKE COUNTY PUBLIC SERVICES
LOCATED ALONG
KESSLER MILL ROAD
ROANOKE COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION
1	2/10/21	SEE PLAN REV. TABLE - SHEET C101
2		
3		
4		
5		

REVISIONS

DATE: April 20, 2020
SCALE: AS SHOWN
COMMISSION NO: 19-035
SHEET C-101

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