

PARKING SCHEDULE - CAMPUS APPROACH

THE EXISTING CAMPUS CONSISTS OF AN EXISTING SINGLE-FAMILY RANCH PARSONAGE, AN EXISTING BOOKSTORE WHICH IS NOT INTENDED FOR PUBLIC ACCESS, AND AN EXISTING OFFICE / CHAPEL BUILDING.

THE AREA AND USE BREAKDOWN UNDER CURRENT CONDITIONS IS AS FOLLOWS:

ONE SINGLE-FAMILY PARSONAGE
1,480 SQ. FT. (GROSS) BOOKSTORE (ASSUME MAX. OF 2 EMPLOYEES), PRIMARY FUNCTION IS WAREHOUSING
6,700 SQ. FT. (GROSS) OFFICES (13 PERSONS)
3,300 SQ. FT. (GROSS) CHAPEL (78 SEATS)

IT IS UNKNOWN AT THIS TIME WHAT FUNCTION THE EXISTING CHAPEL AREA WILL SERVE FOLLOWING CONSTRUCTION OF THE NEW CHAPEL. HOWEVER, A CONSERVATIVE ASSUMPTION WILL BE THAT THE EXISTING CHAPEL AREA WILL BE CONVERTED TO ADDITIONAL OFFICES, YIELDING A GROSS FLOOR AREA OF 10,000 SQ. FT. OF OFFICE USE.

PARKING REQUIRED FOR EXISTING STRUCTURES FOLLOWING CHAPEL CONSTRUCTION

GENERAL OFFICES REQUIRE 3 SPACES PER 1,000 SQ. FT. OF NET FLOOR AREA (DEFINED AS 75% OF GROSS)
10,000 SQ. FT. (75%) = 75 SPACES / 1,000 SQ. FT. = 23 SPACES REQUIRED
SINGLE-FAMILY PARSONAGE: 2 PARKING SPACES REQUIRED
1,480 SQ. FT. BOOKSTORE: WAREHOUSING REQUIRES 1 SPACE PER 5,000 SQ. FT. HOWEVER, AS WE KNOW THAT 2 PERSONS WILL BE POSTIONED IN THIS STRUCTURE, WE WILL USE 2 SPACES REQUIRED
TOTAL REQUIRED PARKING FOR EXISTING STRUCTURES FOLLOWING CONSTRUCTION OF NEW CHAPEL = 27 SPACES

PARKING REQUIRED FOR NEW FACILITY

UNDER PROPOSED CONDITIONS, THE EXISTING OFFICE BUILDING WILL NOT BE IN USE WHEN THE CHAPEL IS AT PEAK USE.
170 SEATS IN WORKSHOP HALL AT 1 SPACE PER 4 SEATS IN PRINCIPAL PLACE OF WORSHIP = 43 SPACES REQUIRED
TOTAL REQUIRED PARKING FOR NEW FACILITY = 43 SPACES

UNDER WORSE-CASE SCENARIO, TOTAL CAMPUS PARKING REQUIRED WOULD BE 70 SPACES

PARKING PROVIDED

AT EXISTING FACILITIES:
30 EXISTING STANDARD SPACES AT OFFICE BUILDING
3 EXISTING ADA SPACES AT OFFICE BUILDING
3 EXISTING SPACES AT PARSONAGE
36 EXISTING MARKED PARKING SPACES

AT PROPOSED FACILITY:
27 - 9' x 19' NEW SPACES
3 - 8' x 19' NEW ADA SPACES (ONE VAN ACCESSIBLE)
30 NEW SPACES AT PROPOSED FACILITY

NEW STRIPING AT BOOKSTORE:
5 - 9' x 19' NEW SPACES

TOTAL CAMPUS PARKING PROVIDED = 71 SPACES

LANDSCAPING REQUIREMENT TABULATION

SECTION 30-92-6(A) - BUFFER YARD REQUIRED

325' OF TYPE "C" BUFFER YARD REQUIRED BETWEEN PARKING AND ADJACENT RESIDENTIAL USE:

OPTION 1 CHOSEN
40' BUFFER WIDTH PROVIDED
LARGE TREES REQUIRED AT 5 PER 100' = (5)(325/100) = 17 NORWAY SPRUCE PROVIDED
SMALL DECIDUOUS TREES REQUIRED AT 6 PER 100' = (6)(325/100) = 20 OCTOBER HAWTHORNE PROVIDED
LARGE EVERGREEN SHRUBS REQUIRED AT 16 TO 18 PER 100' = (16 TO 18)(325/100) = 52 TO 59; 53 WINTERBERRY HOLLIES PROVIDED
LARGE DECIDUOUS SHRUBS REQUIRED AT 22 TO 24 PER 100' = (22 TO 24)(325/100) = 72 TO 76; 72 BRIDLEWEATH SPIREA PROVIDED

SECTION 30-92-6(B) - ADJACENT R/W-STREETSIDE PLANTINGS

250' OF PROJECT WIDTH
DUE TO LIMITATIONS CAUSED BY UTILITY LOCATIONS AND THE PRIVATE ROAD, AND BECAUSE THERE IS ALREADY MIXED VEGETATION (TO REMAIN) BETWEEN THE PROPOSED DEVELOPMENT AND THE PUBLIC RIGHT-OF-WAY, WE WILL PROVIDE SLIGHTLY FEWER PLANTINGS THAN REQUIRED BY CODE.
ONE LARGE DECIDUOUS TREE REQUIRED PER 30 LINEAR FEET = (250/30) = 10; 9 RED MAPLES PROVIDED
TWO LARGE SHRUBS REQUIRED PER 5 LINEAR FEET = (2)(250/5) = 116; 91 BRIDLEWEATH SPIREA PROVIDED

SECTION 30-92-6(C) - PARKING AREAS

PROVIDE ISLAND AT EACH ROW OF PARKING. EACH ISLAND MUST CONTAIN ONE SMALL DECIDUOUS TREE, FLOWERING DOGWOODS / EASTERN REDBUD PROVIDED (NO AREAS OF GREATER THAN 15 CONSECUTIVE SPACES, THEREFORE INTERMEDIATE ISLANDS NOT REQUIRED)
15' WIDE, BY 99' LONG LANDSCAPED MEDIAN REQUIRED AND PROVIDED:
8 SMALL DECIDUOUS TREES REQUIRED PER 30 LINEAR FEET OF ISLAND = (8)(1/30) = 4; 4 EASTERN REDBUD PROVIDED
6 LARGE SHRUBS REQUIRED PER 30 LINEAR FEET OF ISLAND = (6)(6/30) = 20; 20 FLAME AZALEAS PROVIDED
ADDITIONAL PARKING LANDSCAPING REQUIRED: PROVIDE THREE LARGE SHRUBS FOR EVERY 15 PARKING SPACES, PLANTED AROUND THE PERIMETER OR ADJACENT TO THE PARKING AREA:
35 NEW PARKING SPACES; SHRUBS REQUIRED = (35 / 15)(3) = 7; 7 GRAPE MYRTLES PROVIDED

THE AREA COVERAGE OF TREES AND SHRUBS TO BE PLANTED, TOGETHER WITH EXISTING CROWN RETAINED, SHALL OCCUPY AT LEAST 35% OF THE PROJECT AREA.
AREA OF PROJECT UNDER CONSIDERATION = 2.73 AC. = 118,919 SQUARE FEET DISTURBED; REQUIRED CANOPY = (35%)(118,919 S.F.) = 41,622 S.F.

PLANTINGS PROVIDED: 19 NEW LARGE DECIDUOUS TREES (MAPLES AND OAKS) AT 1,250 S.F. CANOPY EACH = 23,750 S.F. CANOPY
17 NEW LARGE EVERGREEN TREES (SPRUCE) AT 500 S.F. CANOPY EACH = 8,500 S.F. CANOPY
32 NEW SMALL DECIDUOUS TREES (DOGWOOD, REDBUD, HAWTHORNE) AT 250 S.F. CANOPY EACH = 8,000 S.F. CANOPY
243 LARGE SHRUBS PROVIDED (WINTERBERRY, SPIREA, AZALEA, OR MYRTLE) AT 10 S.F. CANOPY EACH = 2,430 S.F. CANOPY
TOTAL CANOPY PROVIDED (NEW PLANTINGS) = 42,680 SQUARE FEET > 41,622 SQUARE FEET REQUIRED

SITE SUMMARY

PROPERTY IS CURRENTLY ZONED C2S - GENERAL COMMERCIAL DISTRICT W/ SPECIAL USE

A SPECIAL USE PERMIT WAS GRANTED ON MAY 28, 2013: "ORDINANCE 052813-9 GRANTING A SPECIAL USE PERMIT FOR RELIGIOUS ASSEMBLY ON TWO (2) PARCELS LOCATED AT 5240 HOLLINS ROAD (TAX MAP #39.05-01-09 AND 39.05-01-04) HOLLINS MAGISTERIAL DISTRICT, UPON THE PETITION OF SEVENTH DAY ADVENTIST REFORM MOVEMENT.

MINIMUM LOT AREA W/ PUBLIC SEWER & WATER: 15,000 SQ. FT.
PROPERTY AREA = 7.75 ACRES (337,590 SQ.FT.)

MINIMUM ALLOWABLE STREET FRONTAGE W/ PUBLIC SEWER & WATER = 75'
STREET FRONTAGE OF PARCEL=200'

MAXIMUM WIDTH/DEPTH RATIO: N/A

SETBACK REQUIREMENTS

MINIMUM ALLOWABLE FRONT YARD=30', OR 20' IF ALL PARKING IS BEHIND THE FRONT

BUILDING LINE

FRONT YARD PROVIDED = 74.6'

MINIMUM SIDE YARD: 0'

MINIMUM ALLOWABLE REAR YARD: 15'

REAR YARD PROVIDED = 327.5'

ALLOWABLE COVERAGE AND HEIGHT

MAXIMUM ALLOWABLE LOT COVERAGE OF MAIN BUILDING = 50 %

PROPOSED MAIN BUILDING COVERAGE IS 9,660 / 337,590 = 2.8%

MAXIMUM ALLOWABLE LOT COVERAGE = 90 %

PROPOSED LOT COVERAGE = 57,470 / 337,590 = 17%

MAXIMUM BUILDING HEIGHT = 45'

PROPOSED BUILDING HT.: AVG ADJ. GRADE = $\frac{1}{3}(1103.5) + \frac{1}{3}(1092) = 1099.7$

MEAN ELEV. BETWEEN EAVES AND RIDGE= $\frac{1}{2}(1114.5 + 1140.75) = 1127.6$

PROPOSED BLDG. HT. IS THEN 1127.6 - 1099.7 = 27.9'

DIMENSIONING CONVENTION

- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OF EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- SEE GRADING SHEETS FOR BENCHMARKS TO BE USED FOR VERTICAL CONTROL OF THIS PROJECT.

COORDINATION NOTES

THE CONTRACTOR SHALL COORDINATE ALL BUILDING DIMENSIONS WITH ARCHITECTURAL AND STRUCTURAL SHEETS, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT WILL AFFECT THE INSTALLATION OF PROPOSED IMPROVEMENTS SHOWN.

STRIPING NOTES

PARKING SPACE STRIPING SHALL BE STANDARD WHITE TRAFFIC PAINT. LINES SHALL BE 4" WIDE AND OF LENGTHS, WIDTHS, AND SPACINGS AS SHOWN. "NO PARKING" AREAS SHALL BE BOUNDED ON THEIR PERIMETER, AND CROSS-HATCHING SHALL BE MAXIMUM 2' ON CENTER, AS SHOWN.

NEW ADA ACCESSIBLE SPACES SHALL BE DELINEATED WITH BLUE STRIPING, INTERNATIONAL ADA SYMBOL IN BLUE (DIMENSIONS PER ADA), AND CROSS-HATCHED LOADING AREA BETWEEN STALLS IN BLUE. SEE PLAN FOR REQUIRED SIGNAGE.

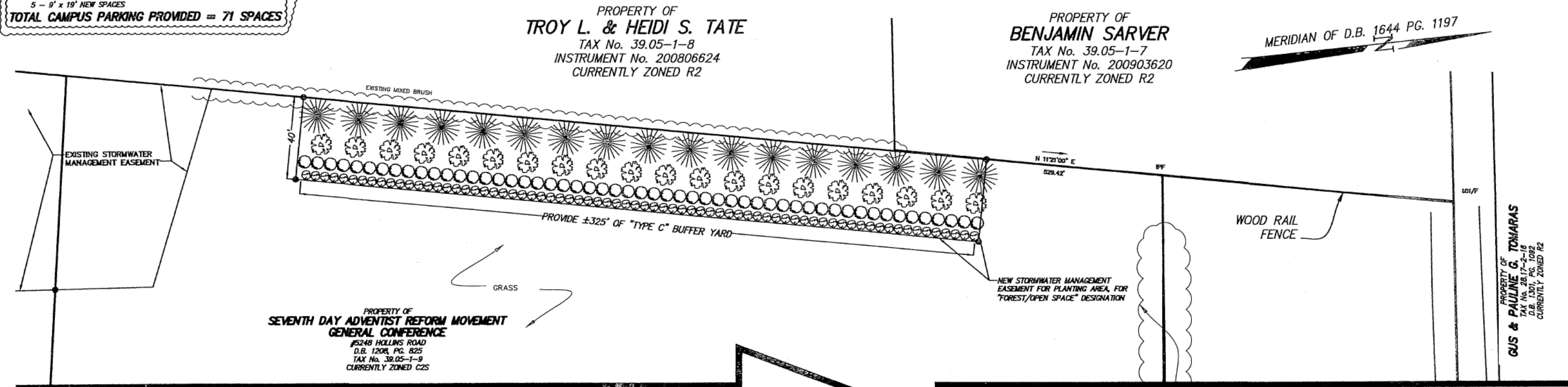
STANDARD PARKING STALLS AND CROSS-HATCHED NO PARKING AREA SHALL BE STRIPED IN WHITE.

CONCRETE JOINTING REQUIREMENTS

SEE DETAIL "E" / C-02" FOR EXPANSION JOINT REQUIREMENTS. PROVIDE CONTROL JOINTS AS GENERALLY SHOWN ON C-05. IN THE EVENT THAT QUESTIONS ARISE REGARDING JOINT PATTERN, ENGINEER WILL PROVIDE CONTRACTOR WITH A DIMENSIONED PATTERN PLAN.

SCREENING OF GROUND LEVEL AND ROOF-TOP MECHANICAL EQUIPMENT

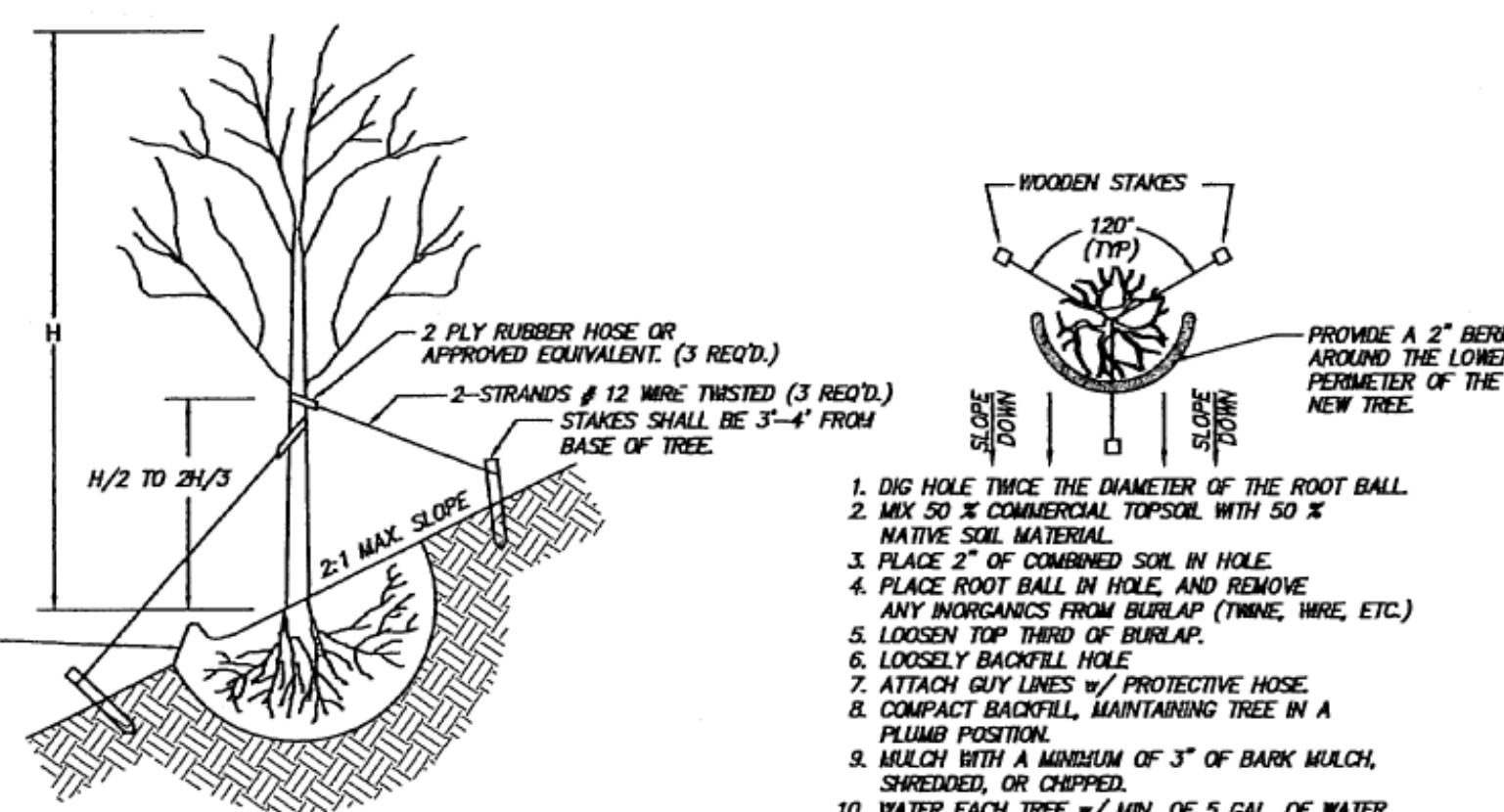
GROUND LEVEL AND ROOF-TOP MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED PER SECTION 30-92-5 OF THE ROANOKE COUNTY ZONING ORDINANCE AND AS SHOWN IN THE ROANOKE COUNTY DESIGN HANDBOOK.



PLANTING LIST					
CATEGORY	SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	SIZE AT PLANTING
STREET PLANTINGS		Red Maple	Acer rubrum	9	MIN. 2" CAL.
		Bridleweath Spirea	Spiraea prunifolia	91	MIN. 24" HT.
BUFFER YARD PLANTINGS		Norway Spruce	Picea abies	17	6"-8" HEIGHT
		October Hawthorne	Crataegus flava	20	MIN. 1-1/2" CAL.
		Winterberry Holly	Ilex verticillata	53	MIN. 24" HT.
		Bridleweath Spirea	Spiraea prunifolia	72	MIN. 24" HT.
SITE PLANTINGS		Pin Oak	Quercus palustris	12	MIN. 2" CAL.
		Flowering Dogwood	Cornus florida	5	MIN. 1-1/2" CAL.
		Eastern Redbud	Cercis canadensis	7	MIN. 1-1/2" CAL.
		Grape Myrtle	Lagerstroemia indica	7	MIN. 24" HT.
		Flame Azalea	Rhododendron coccineum	20	MIN. 24" HT.

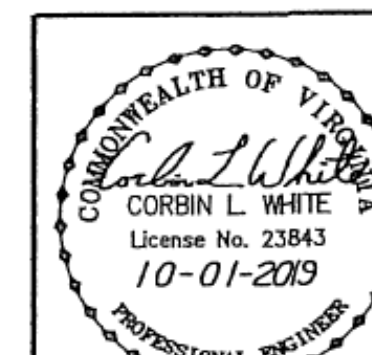
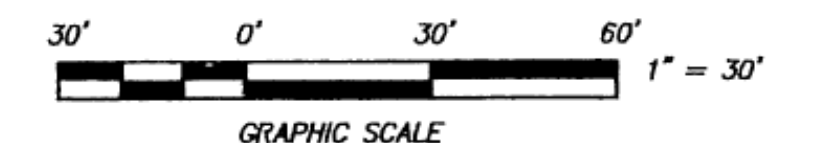
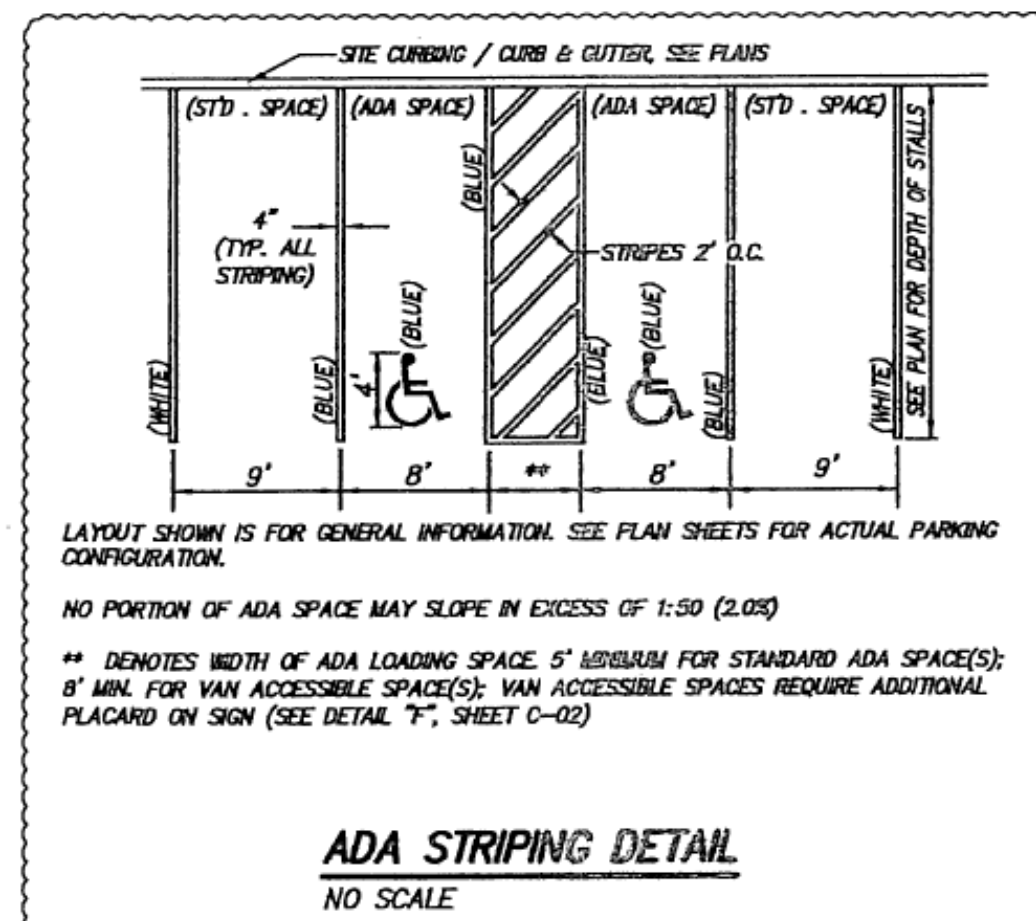
GENERAL LANDSCAPING NOTES

- ALL PLANTING SHALL CONFORM WITH SECTION 30-92 OF THE ROANOKE COUNTY ZONING ORDINANCE.
- ANY PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE ROANOKE COUNTY PLANNING DEPARTMENT.
- SEE PLANTING DETAIL "C", SHEET C-05 FOR TREE INSTALLATION REQUIREMENTS.
- NEW PLANTINGS SHOWN HEREIN ARE FOR CODE COMPLIANCE ONLY. THE OWNER IS ENCOURAGED TO PROVIDE ADDITIONAL PLANTINGS FOR SITE BEAUTIFICATION.
- ALL LANDSCAPE PLANTINGS SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- ALL LANDSCAPE PLANTINGS SHALL CONFORM TO STANDARDIZED PLANT NAME AND SHALL BE WELL-FORMED, TRUE TO TYPE AND HAVE WELL-DEVELOPED ROOT SYSTEMS. ALL PLANTINGS SHALL BE SOUND, HEALTHY, AND FREE FROM DISEASE.
- ALL PLANTING SHALL BE DONE DURING THE PROPER SEASON AND NO PLANTING SHALL BE DONE IN FROZEN SOIL OR DURING UNFAVORABLE WEATHER CONDITIONS.
- ALL TREES ARE TO BE LOCATED WITH RESPECT TO EXISTING OR PROPOSED UTILITIES.
- MULCH ALL PLANTINGS WITH A MINIMUM OF THREE INCHES OF SHREDED OR CHIPPED MULCH.
- AT THE OWNER'S DISCRETION, AREAS SHOWN HEREIN TO RECEIVE PERMANENT SEEDING MAY BE MULCHED IN LIEU OF SEEDING.
- ADJUSTMENTS MAY BE NECESSARY DUE TO PLANT AVAILABILITY.
- DUE TO ON-SITE CONDITIONS, IN-FIELD ADJUSTMENTS MAY BE NECESSARY.
- ALL PLANTING OF TREES, SHRUBS, ETC. SHALL BE DONE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATIONS, SECTION 605.



TREE PLANTING DETAIL

NO SCALE



Designed: CL White
Drawn: CL White
Checked: CL White
Date: October 03, 2014
Scale: 1" = 30'
Tax Parcel: 39.05-01-09.00
Field Book: C-06
W.D. No.: 14-0046

CWA
CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS
4203 MELROSE AVENUE
P.O. BOX 6260
ROANOKE, VIRGINIA 24017-0260
(540) 366-3400
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DIMENSIONAL LAYOUT AND LANDSCAPING PLAN
FOR
SEVENTH DAY ADVENTIST REFORM
MOVEMENT GENERAL CONFERENCE
SHOWING CONSTRUCTION OF A NEW CHAPEL FACILITY AND ASSOCIATED PARKING
SITUATE 5232 / 5248 HOLLINS ROAD, NE
HOLLINS MAGISTERIAL DISTRICT
COUNTY OF ROANOKE, VIRGINIA

RK Attum
11/5/2019