

## SITE INFORMATION

APPLICANT:  
COUNTY OF ROANOKE  
CONTACT: MR. DANIEL R. O'DONNELL  
5204 BERNARD DRIVE  
ROANOKE, VIRGINIA 24018  
(540) 772-2017 OFFICE (540) 772-2193 FAX

PREPARED BY:  
TIMMONS GROUP  
1001 BOULDER PARKWAY, SUITE 300  
RICHMOND, VIRGINIA 23225  
(804) 200-6500 OFFICE (804) 560-1016 FAX

- THE BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM HURT AND PROFFITT SURVEY 12-2007.
- TOPOGRAPHIC INFORMATION OBTAINED BY HURT AND PROFFITT
- THE TOTAL AREA OF THIS SITE IS 11± ACRES
- THIS PROPERTY IS ZONED I2-C
- THIS SITE FALLS WITHIN FEMA FLOOD ZONE X
- THE PROPOSED USE OF THE SUBJECT PROPERTY IS PUBLIC PARKS & RECREATION.
- THIS SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
- SEDIMENT & EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
- TOTAL DISTURBED AREA = 14.57± ACRES
- WVMA APPROVAL LETTER #08-038

## PARKING

- SEE SCHEDULE B.

## ZONING REQUIREMENTS

SITE ZONING:	IC2
PROPOSED USE:	PUBLIC PARKS AND RECREATION
TAX MAP #:	SEE COVER
MINIMUM LOT SIZE:	N/A
ACTUAL LOT SIZE:	11.00± AC
SETBACK REQUIREMENTS:	
FRONT	30'
SIDE	10'
REAR	15'
MINIMUM FRONTAGE REQUIRED:	100'
MAXIMUM LOT COVERAGE PERCENTAGE:	90%
ACTUAL LOT COVERAGE PERCENTAGE:	51%
MAXIMUM BUILDING COVERAGE PERCENTAGE:	75%
ACTUAL BUILDING COVERAGE PERCENTAGE:	0.16
MAXIMUM BUILDING HEIGHT:	75'
BUILDING HEIGHT PROPOSED:	32±
REQUIRED STACKING SPACES:	N/A
PROPOSED STACKING SPACES:	N/A-PULL OFF PROVIDED
LOADING SPACES:	REQUIRED
DENSITY OF DEVELOPMENT (UNITS PER ACRE):	2
REQUIRED BUFFER TYPE:	N/A
CROWN COVERAGE %:	SEE LANDSCAPE PLAN

## GENERAL CONSTRUCTION NOTES

- CONSTRUCT SIDEWALKS TO VDOT STANDARDS.
- CALL "MISS UTILITY" 48 HOURS PRIOR TO THE START OF EXCAVATION. VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES IN AREA OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE ARCHITECT/ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT INDICATED. IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT INDICATED, CALL "MISS UTILITY" AT 1-800-257-7777 (TOLL FREE).
- ACQUIRE ANY AND ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO COMPLETE THE SITEWORK, AND FURNISH COPIES TO THE COUNTY.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.
- ALL WORK IS SUBJECT TO INSPECTION BY DESIGNATED OFFICIALS. NOTIFY THE CHIEF INSPECTOR (540-564-3030) 48 HOURS PRIOR TO START OF WORK.
- SUBMIT CONSTRUCTION PLANS TO THE BUILDING OFFICIAL FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.
- REFER TO ELECTRICAL DRAWINGS FOR ROUTING OF UNDERGROUND WIRING & CONDUITS FOR SITE LIGHTING.
- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS AND SCORING PATTERNS OF WALKWAYS AND PATIO AREAS.
- PROVIDE ALL UTILITY LINES SUCH AS ELECTRIC, TELEPHONE, CATV, OR OTHER SIMILAR LINES UNDERGROUND.
- IN ACCORDANCE WITH DISABLED ACCESSIBILITY REQUIREMENTS, COMPLY WITH ALL APPLICABLE CODES AND REQUIREMENTS FOR ACCESSIBILITY FOR DISABLED PERSONS.
- DRAIN ALL DISTURBED AREAS TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- ALL PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES.
- BURNING OF CONSTRUCTION OR DEMOLITION MATERIALS IS NOT PERMITTED ON SITE.
- CONTRACTOR SHALL OBTAIN A SIGN PERMIT PRIOR TO INSTALLATION OF ALL SIGNAGE ON SITE.
- ALL SIGNAGE NEEDS TO COMPLY WITH COUNTY OF ROANOKE SIGN REGULATIONS SECTION 30-9.3. A SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION OF SIGNAGE ON SITE.
- AN AS-BUILT PLAN FOR THE CUT SLOPE ALONG THE PRIVATE PORTION OF VALLEYPONTE PARKWAY WILL BE REQUIRED. SUBMIT AS-BUILT PLAN TO ROANOKE COUNTY EROSION CONTROL DEPARTMENT.

## WELL CLOSURE NOTES (ON SITE)

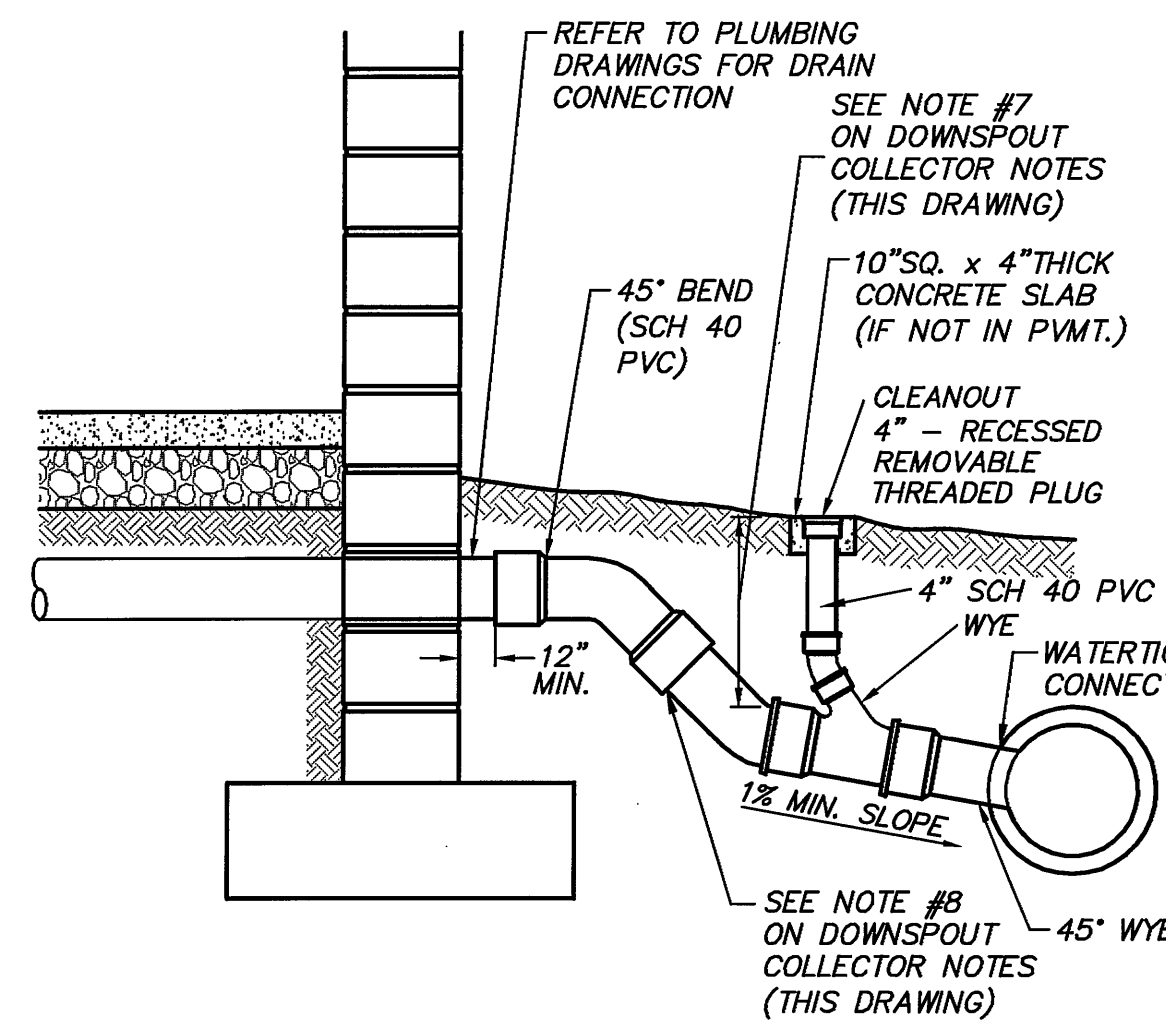
- THE CONTRACTOR IS RESPONSIBLE FOR THE ABANDONMENT AND CLOSURE OF THE EXISTING WELL IN ACCORDANCE WITH VDH REGULATIONS. INCLUDE MATERIALS AND LABOR NECESSARY FOR THE COMPLETE CLOSURE OF THE WELL IN THE BID PRICE.
- CHECK THE WELL FROM LAND SURFACE TO THE ENTIRE DEPTH OF THE WELL BEFORE IT IS PLUGGED TO ASCERTAIN FREEDOM FROM OBSTRUCTIONS THAT MAY INTERFERE WITH PLUGGING (SEALING) OPERATIONS.
- THOROUGHLY CHLORINATE THE WELL PRIOR TO PLUGGING (SEALING).
- COMPLETELY FILL THE WELL WITH CEMENT GROUT COMPACTED IN PLACE.
- COMPLETELY FILL THE WELL WITH CEMENT GROUT BY INTRODUCTION THROUGH A PIPE INITIALLY EXTENDING TO THE BOTTOM OF THE WELL. SUCH PIPE SHALL BE RAISED, BUT REMAIN SUBMERGED IN GROUT, AS THE WELL IS FILLED.

## LIGHTING NOTE

- ALL EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES. THE INTENSITY AT ADJOINING STREETS OR RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.
- A PHOTOMETRIC PLAN MAY BE REQUIRED.

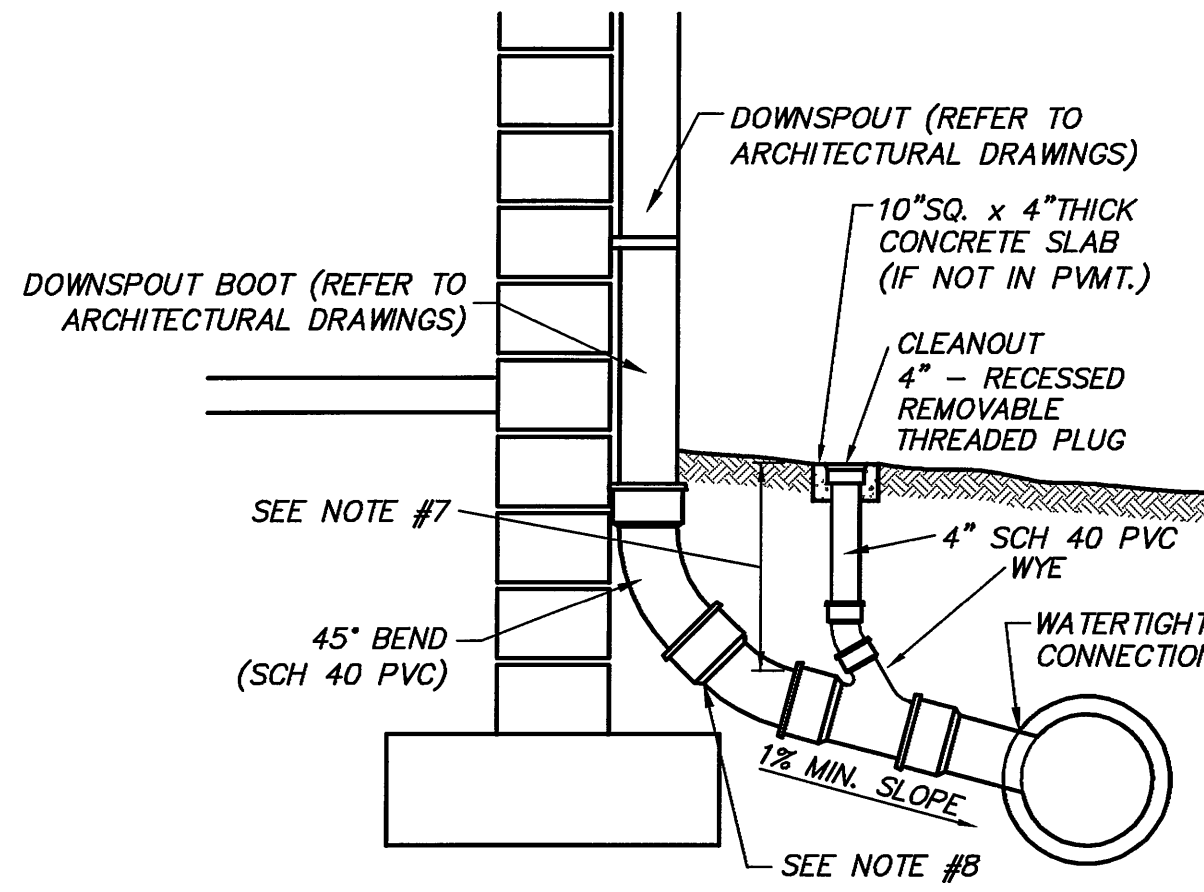
## DUMPSTER NOTES

- ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS) AND OUTDOOR STORAGE AREAS IN ALL ZONING DISTRICTS SHALL BE SCREENED FROM SURROUNDING VIEWS. IN ADDITION, GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED.



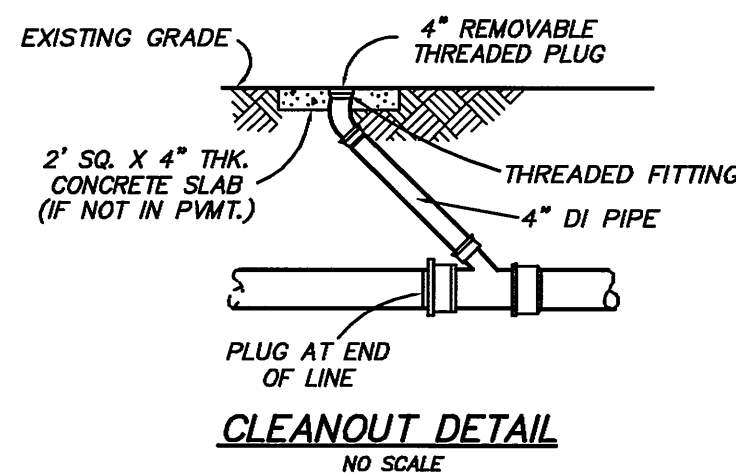
ROOF DRAIN COLLECTOR

NO SCALE



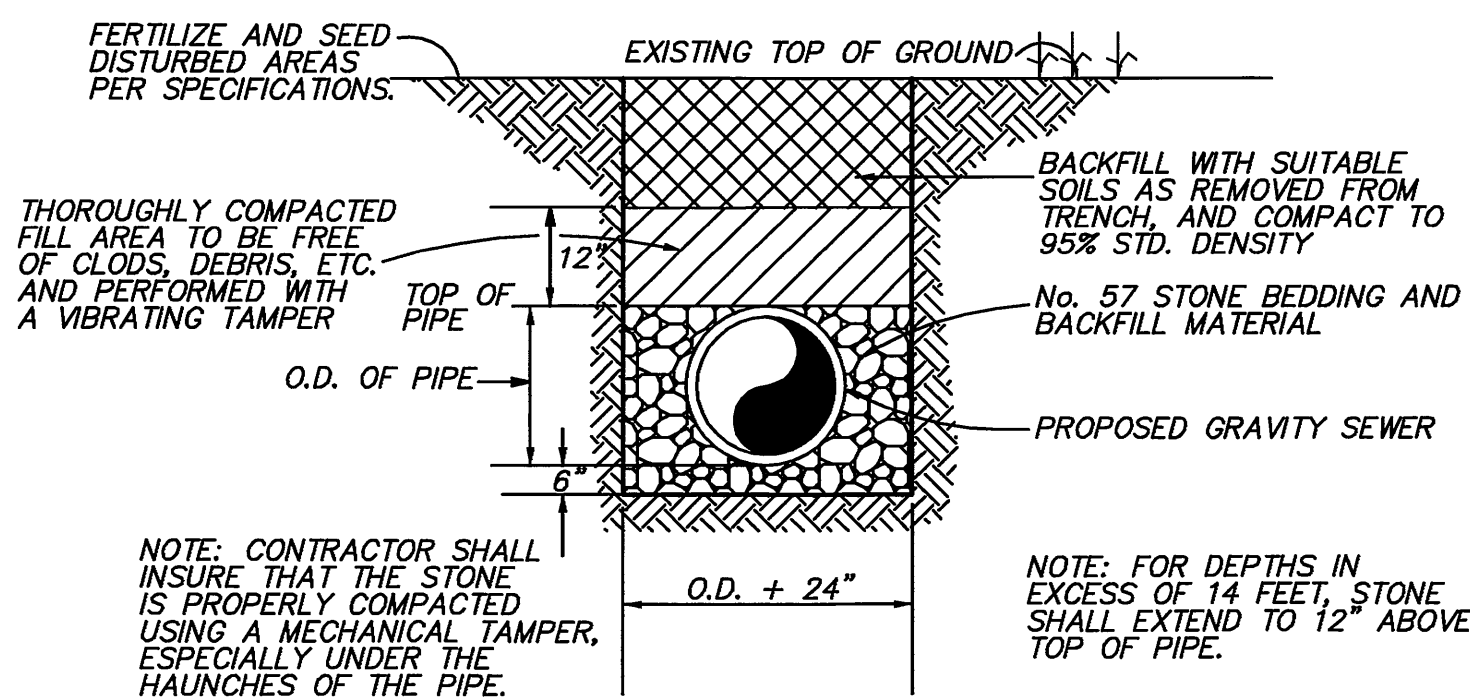
DOWNSPOUT COLLECTOR

NO SCALE



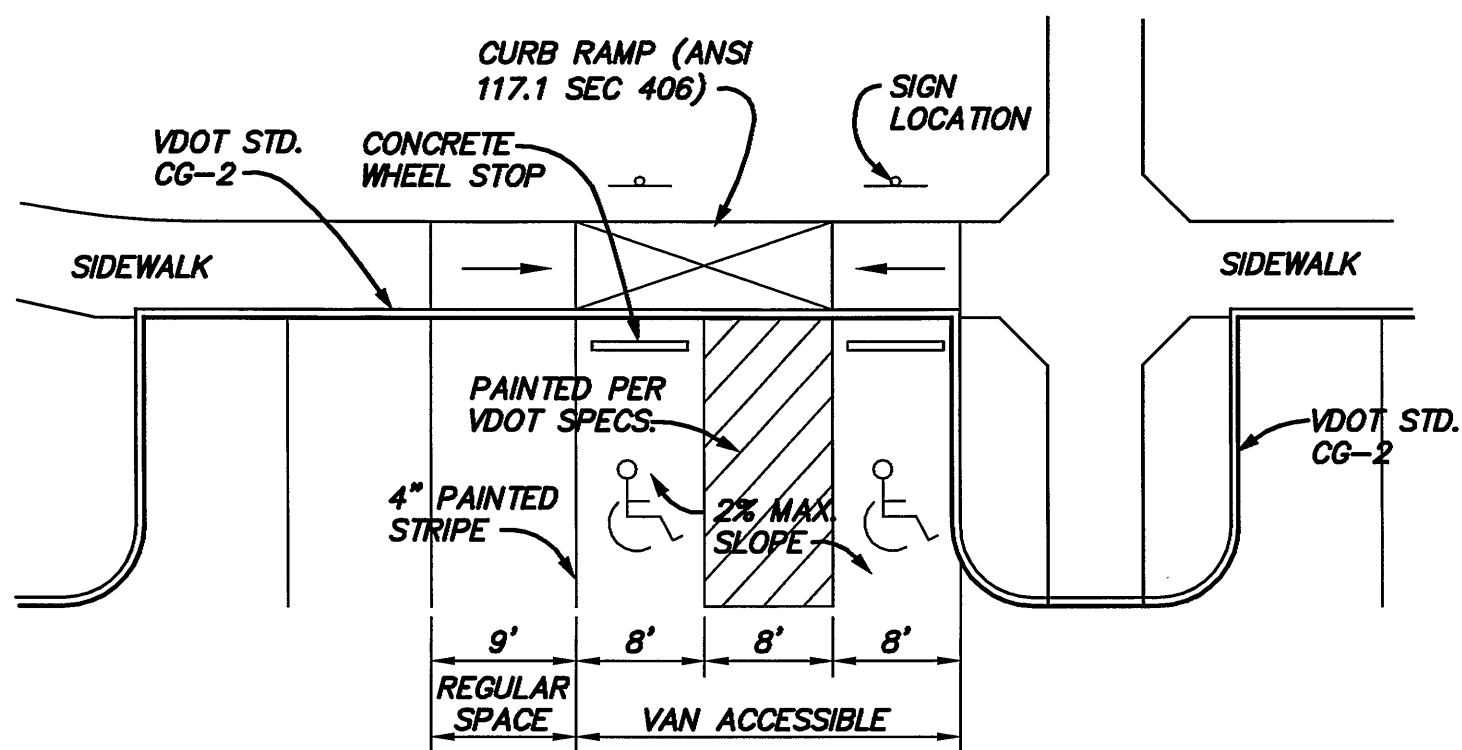
### DOWNSPOUT COLLECTOR NOTES:

- CONNECT ALL BUILDING DOWNSPOUTS INTO THE ROOF DRAIN COLLECTOR SYSTEM OR DIRECTLY INTO THE STORM SEWER SYSTEM.
- THE ROOF DRAIN COLLECTOR SYSTEM IS SMOOTH-LINED, CORRUGATED POLYETHYLENE PIPE LAID AT A MINIMUM SLOPE OF 1.04%.
- PIPES CONNECTING TO INDIVIDUAL DOWNSPOUTS ARE 6" ALL OTHER DRAIN PIPES ARE SIZED AS INDICATED.
- PROVIDE CLEANOUTS AS INDICATED, AS REQUIRED BY LOCAL BUILDING CODE AND AFTER EACH DOWNSPOUT CONNECTION.
- MAKE CONNECTIONS INTO CONCRETE PIPES WITH A FLEXIBLE WATERTIGHT TEE CONNECTOR THAT IS MECHANICALLY EXPANDED INTO A CORDED OPENING. CONNECTOR TO BE KOR-N-TEE OR APPROVED EQUAL.
- MAINTAIN ADEQUATE OUTFALL FOR ROOF DRAIN DURING AND AFTER THE COMPLETION OF CONSTRUCTION.
- FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
- MAINTAIN A WATERTIGHT CONNECTION AT ALL PIPE CONNECTIONS BELOW GRADE.
- INSTALL THE DOWNSPOUT COLLECTOR DRAIN BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. THE SITE WORK CONTRACTOR IS RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE 45° BEND. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF DOWNSPOUTS ON BUILDING EXTERIOR WALLS.



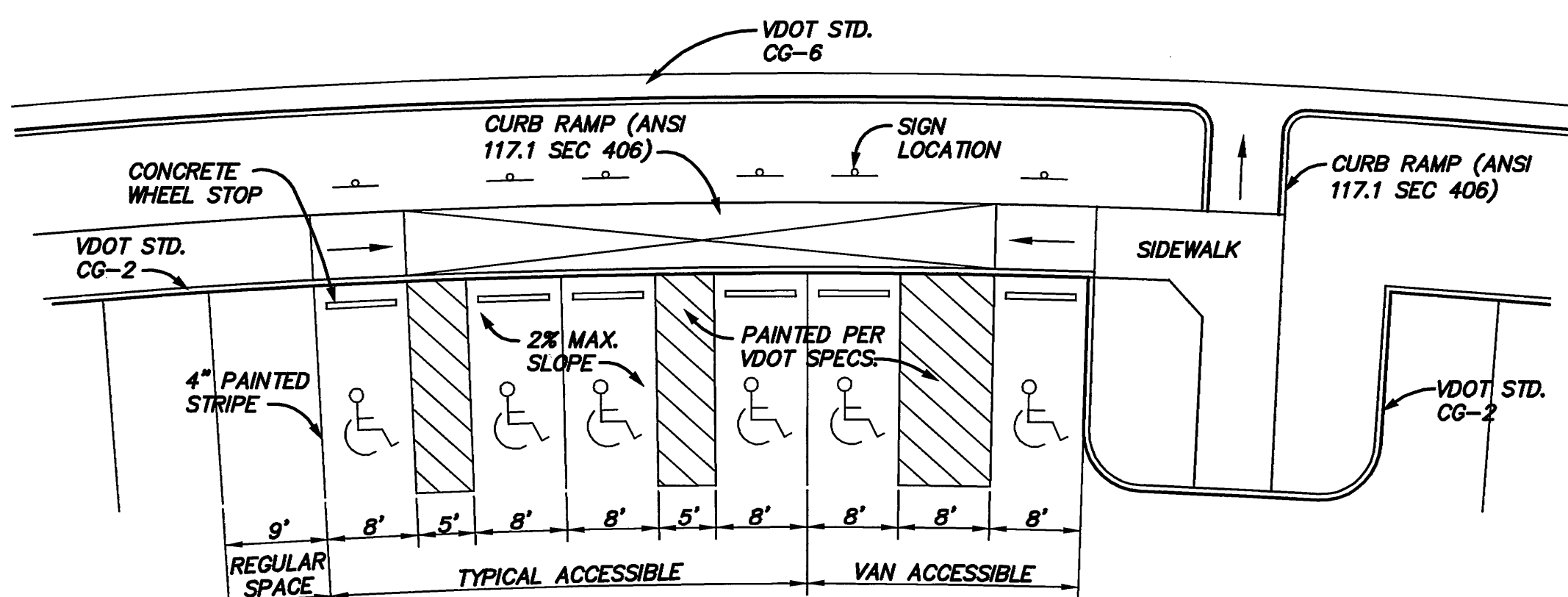
BEDDING & BACKFILL DETAIL FOR GRAVITY SANITARY SEWER PIPE

NO SCALE



PARKING SPACES FOR THE DISABLED

NO SCALE

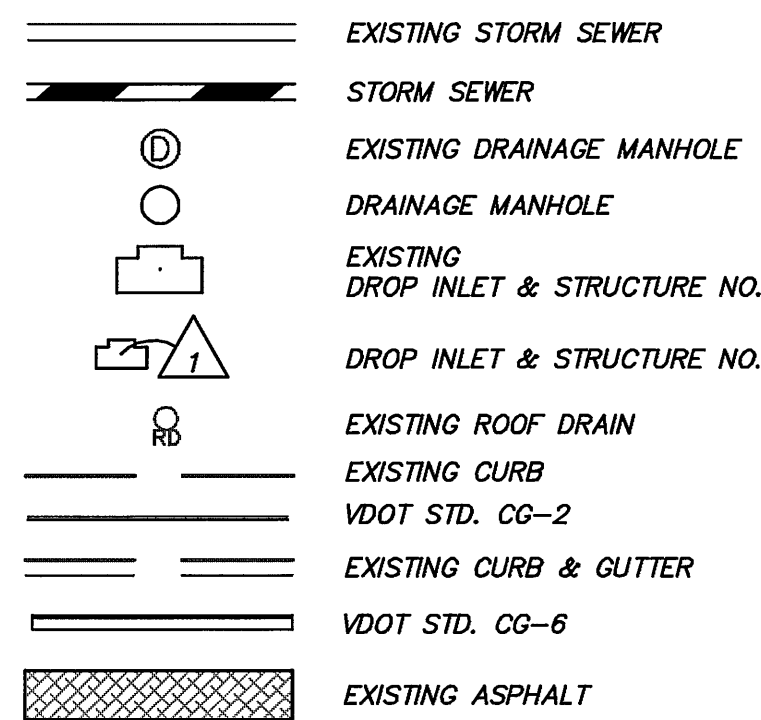


PARKING SPACES FOR THE DISABLED

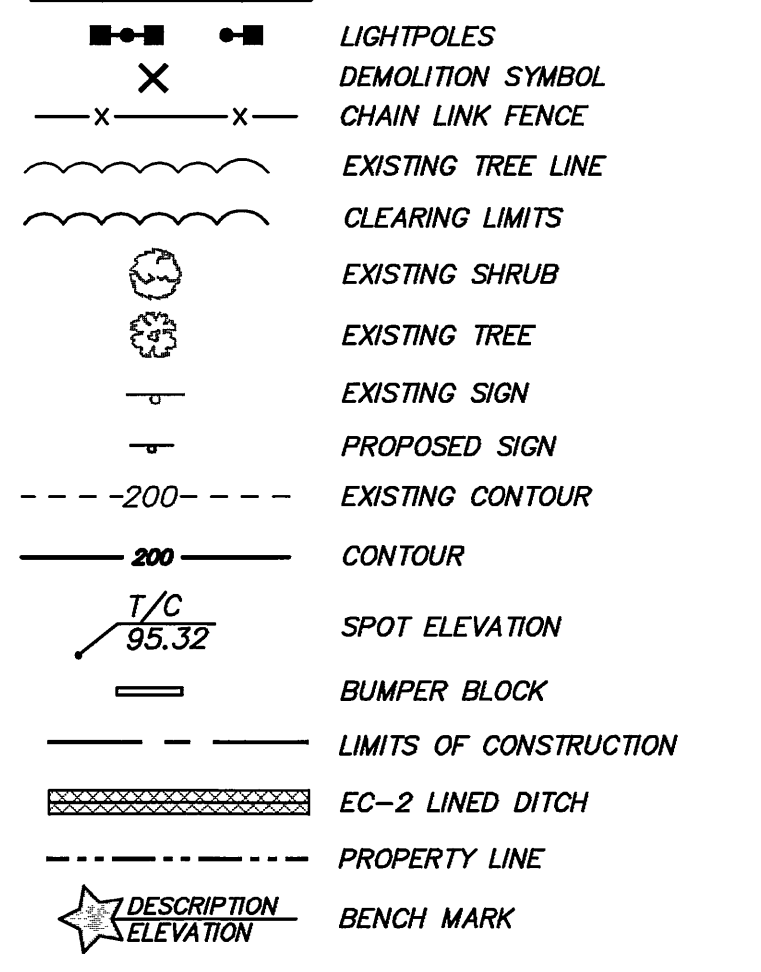
NO SCALE

## LEGEND

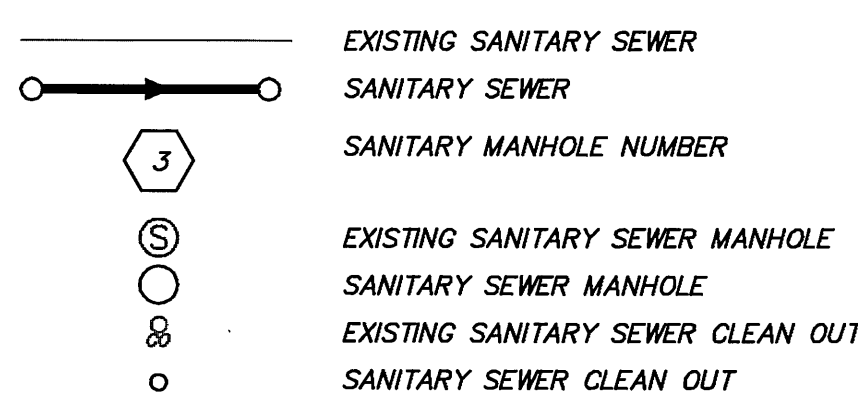
### ROADS



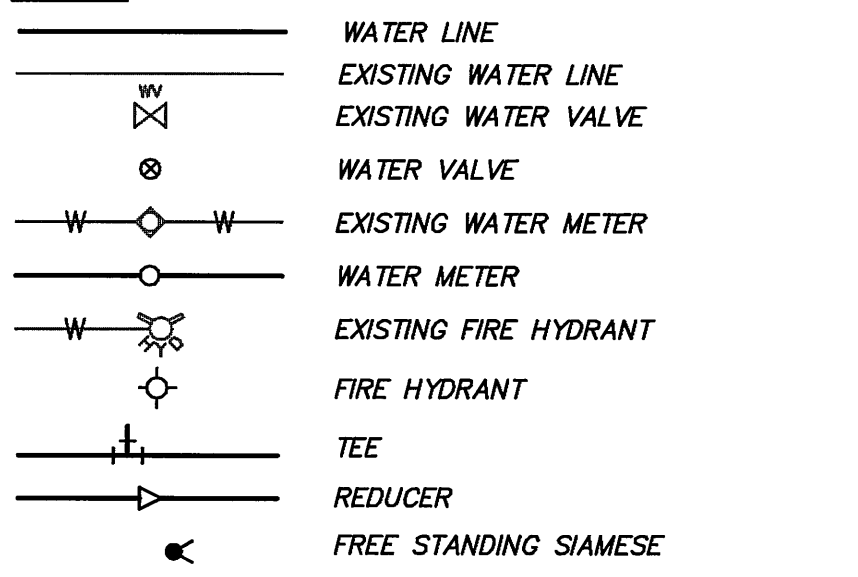
### MISCELLANEOUS



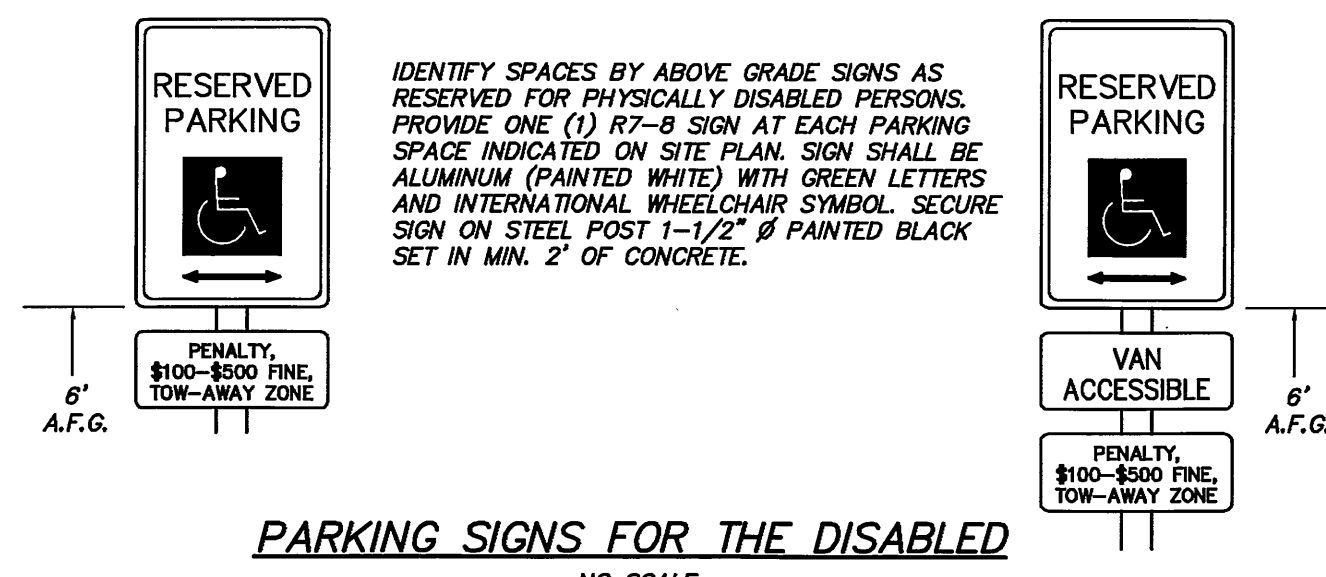
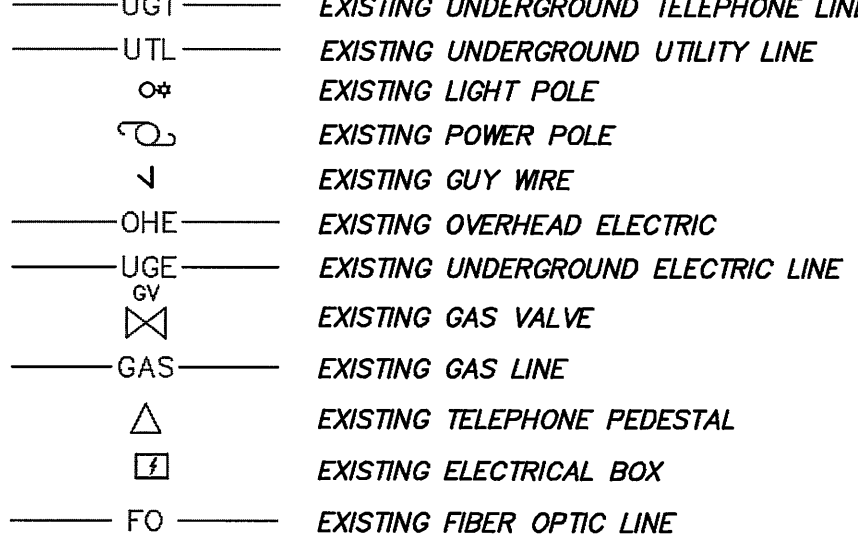
### SEWER



### WATER

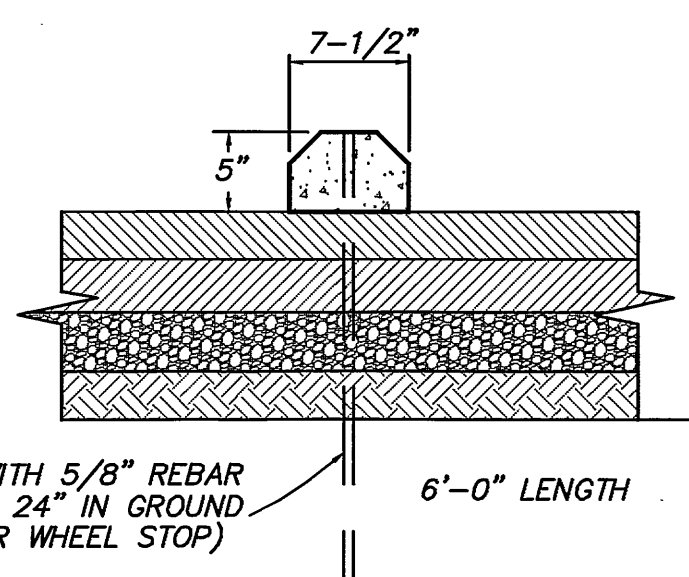


### UTILITIES



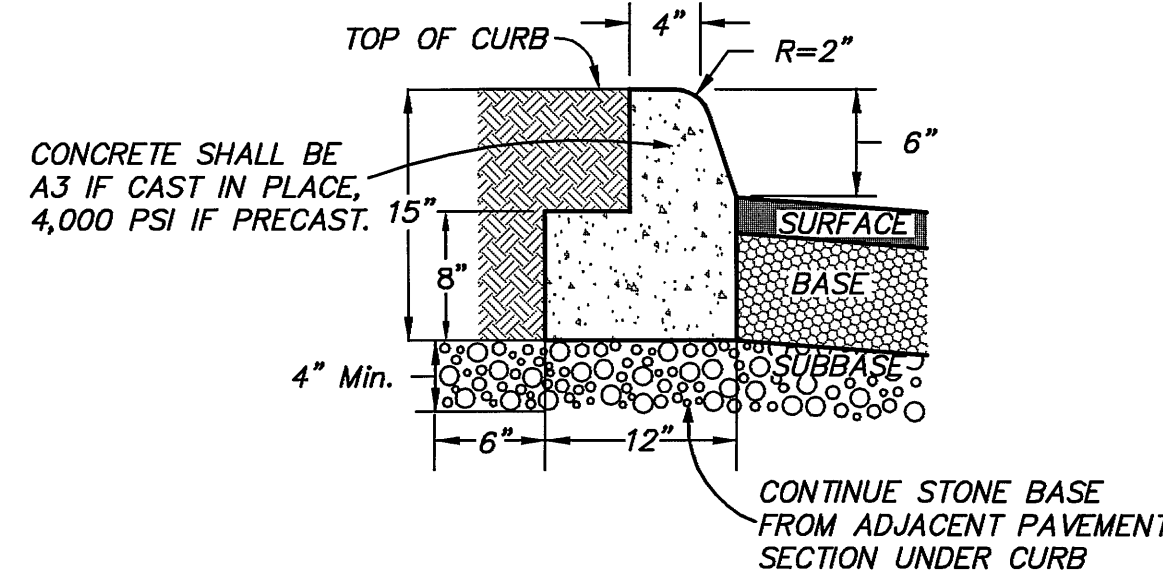
PARKING SIGNS FOR THE DISABLED

NO SCALE



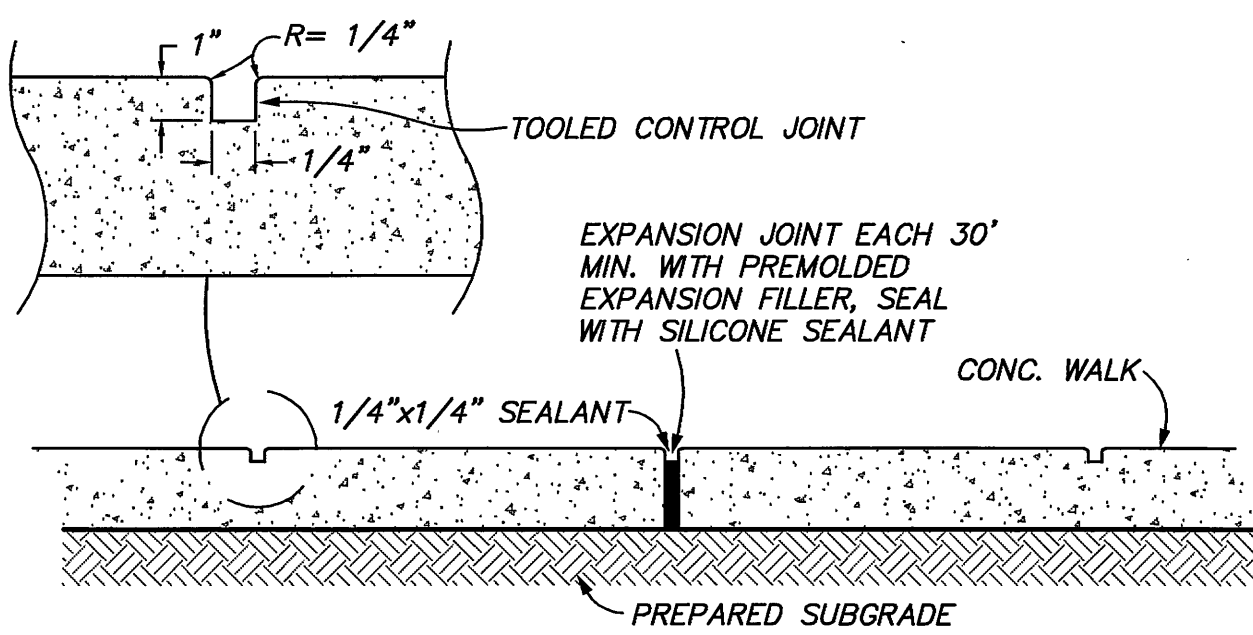
PRECAST WHEELSTOP DETAIL

NO SCALE



CG-2 "EXTRUDED" CURB WITH REAR FOOTER

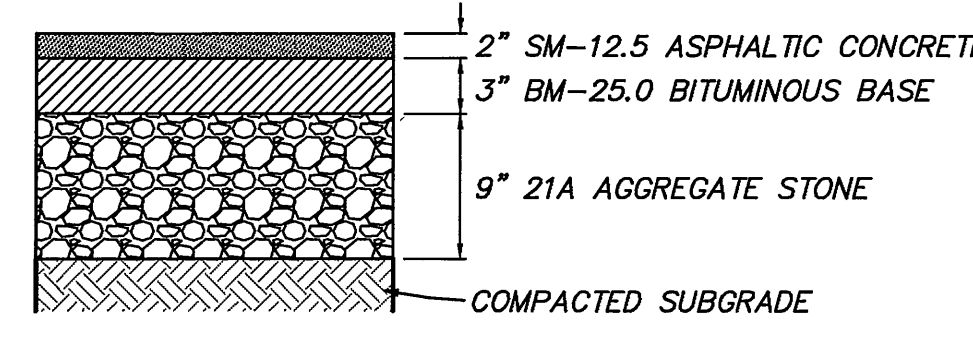
NO SCALE



SIDEWALK CONTROL JOINT

NO SCALE

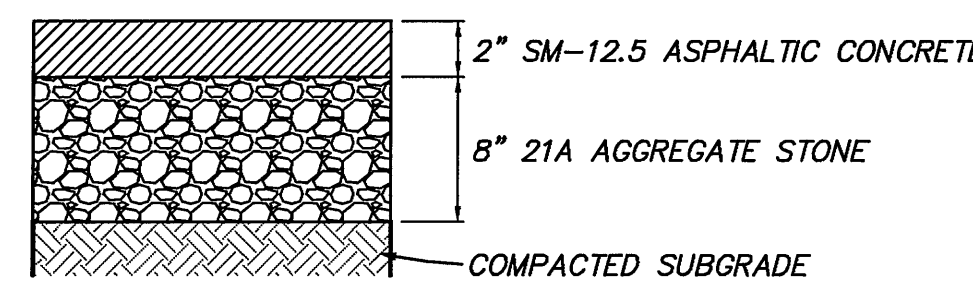
## PAVEMENT SECTIONS



HEAVY DUTY ASPHALT PAVEMENT SECTION (ENTRANCE ROAD AND LOOP SERVICE DRIVE, PARKING LOT DRIVE AISLES)

NO SCALE

NO SCALE

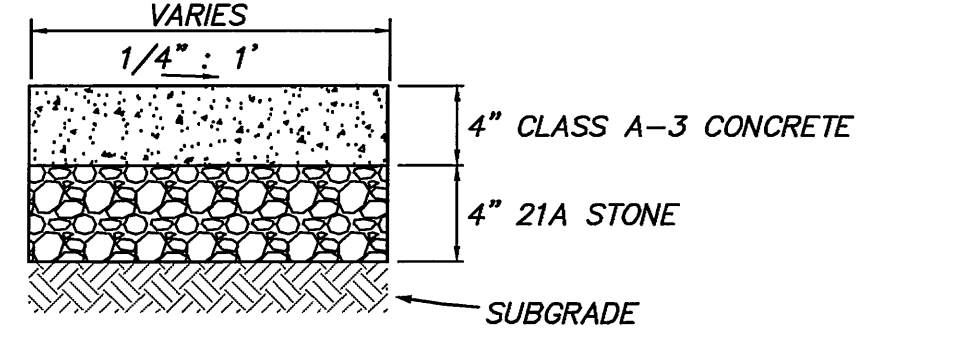


LIGHT DUTY ASPHALT PAVEMENT SECTION (PARKING SPACES)

NO SCALE

NO SCALE

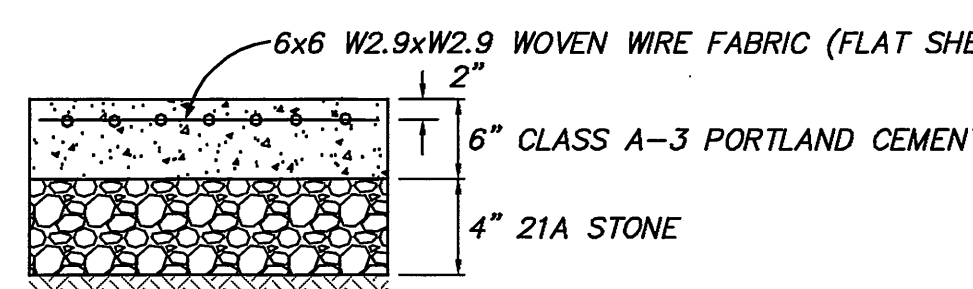
PAVEMENT SECTIONS AS SHOWN ABOVE ARE AS RECOMMENDED BY ATLANTIC GEOTECHNICAL SERVICES, INC. IN A SOILS REPORT DATED MARCH 10, 2008



STANDARD SIDEWALK PAVEMENT SECTION

NO SCALE

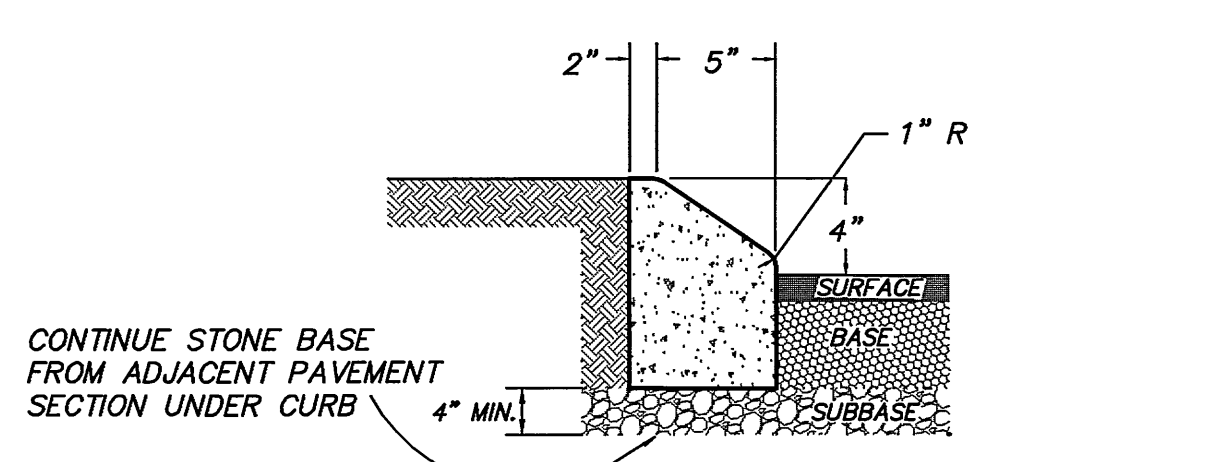
NO SCALE



LOADING AREA SECTION

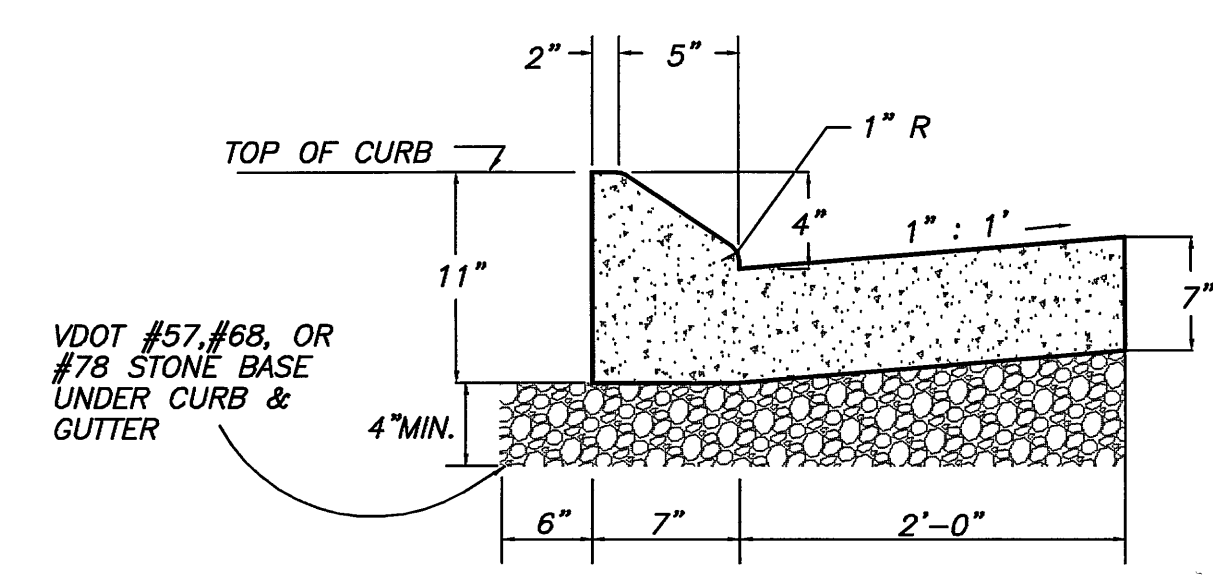
NO SCALE

NO SCALE



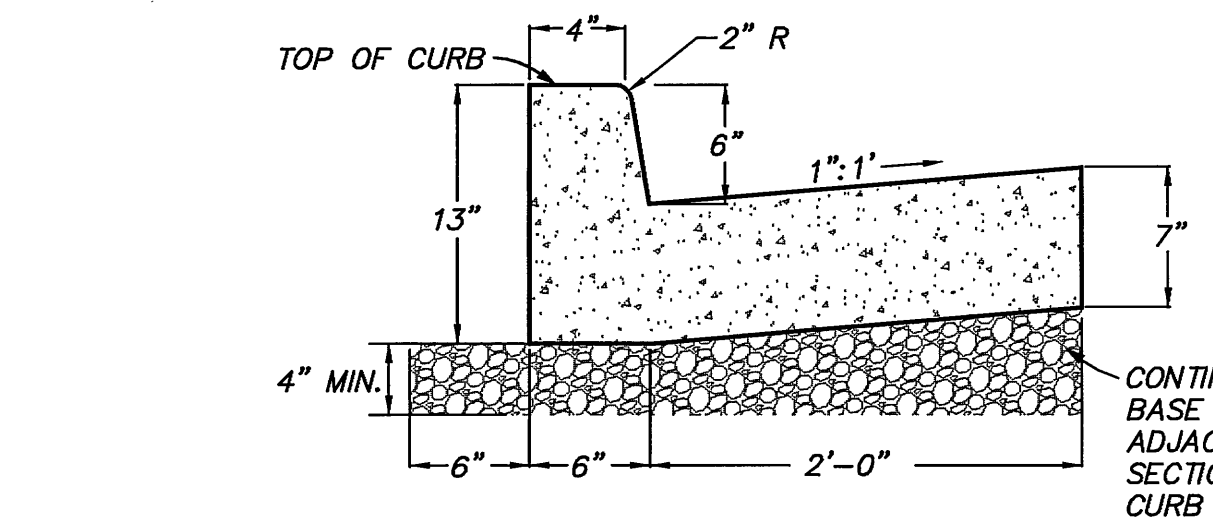
STANDARD VDOT CG-3

NO SCALE



STANDARD VDOT CG-7 CURB & GUTTER

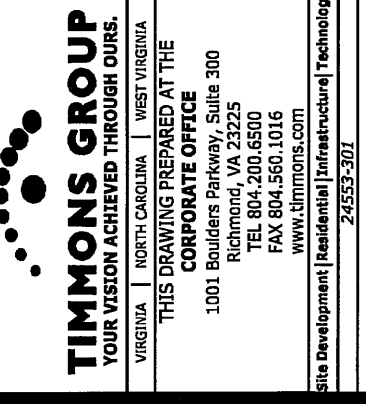
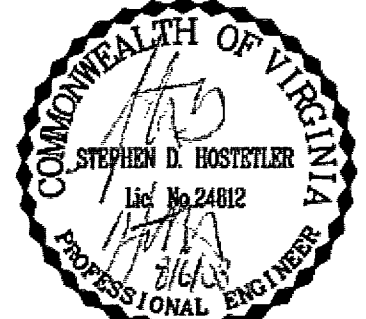
NO SCALE



VDOT STANDARD CG-6 CURB & GUTTER

NO SCALE

MOSELEYARCHITECTS  
A PROFESSIONAL CORPORATION



NEW MULTIGENERATIONAL  
RECREATION CENTER  
HOLLINS MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA

PROJECT NO.	44120
DATE	JUNE 3, 2008
REVISIONS	AUGUST 6, 2008
BY	WJP
REVIEWED BY	SEB

NOTES & DETAILS

C1.3