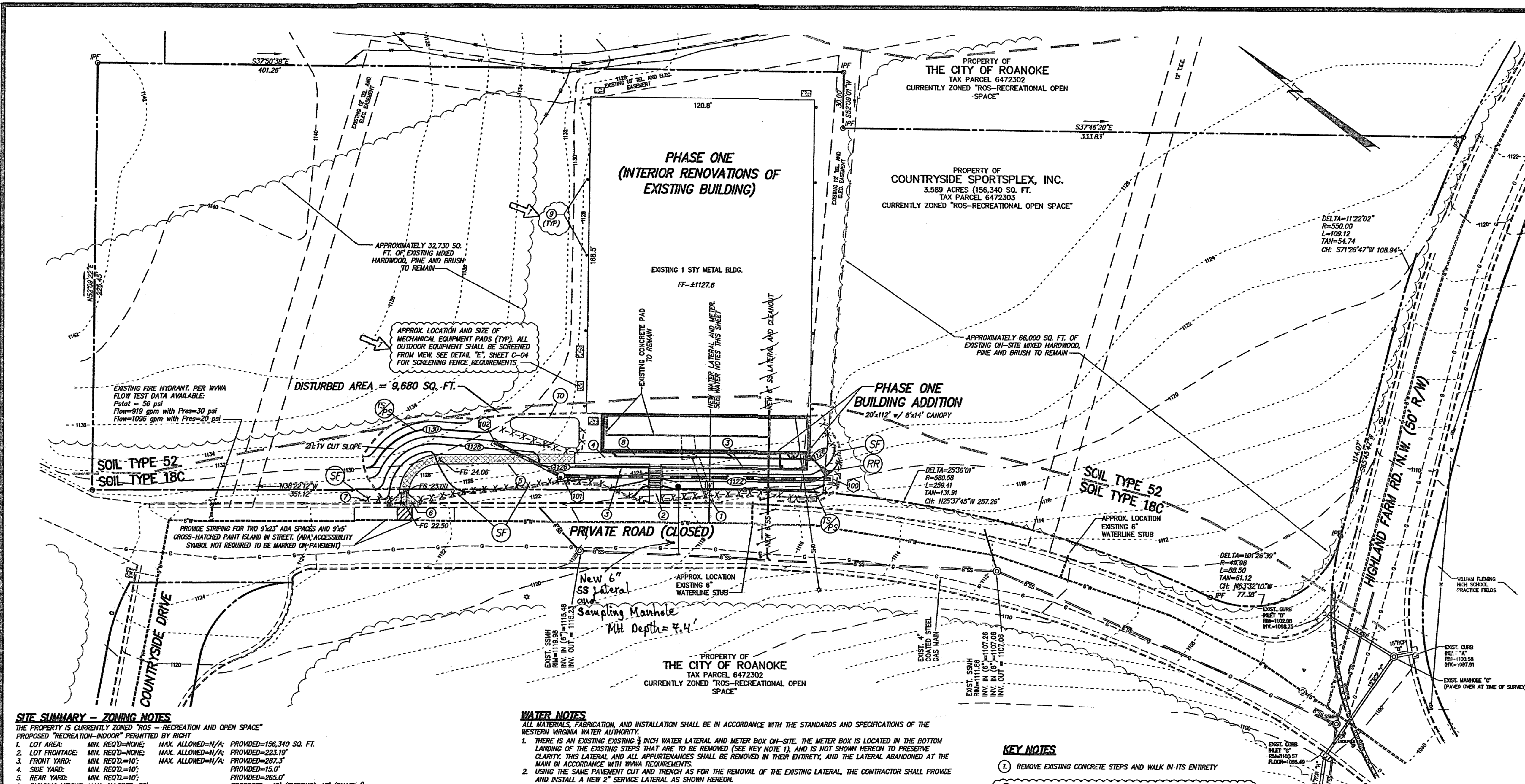


SS 15' from H₂O Meter
Steps 8' from SS MH (MH to the right) 34' Long lateral
H₂O Service = 12'



SITE SUMMARY - ZONING NOTES
THE PROPERTY IS CURRENTLY ZONED "ROS - RECREATION AND OPEN SPACE".
PROPOSED "RECREATION - INDOOR" PERMITTED BY RIGHT.
1. LOT AREA: MIN. REQ'D=NONE; MAX. ALLOWED=N/A; PROVIDED=156,340 SQ. FT.
2. LOT FRONTAGE: MIN. REQ'D=NONE; MAX. ALLOWED=N/A; PROVIDED=223.19'
3. FRONT YARD: MIN. REQ'D=10'; MAX. ALLOWED=N/A; PROVIDED=287.3'
4. SIDE YARD: MIN. REQ'D=10'; MAX. ALLOWED=N/A; PROVIDED=15.0'
5. REAR YARD: MIN. REQ'D=10'; MAX. ALLOWED=N/A; PROVIDED=285.0'
6. BUILDING HEIGHT: MAX. ALLOWED=35'; PROVIDED=40' (EXISTING), 17' (PHASE I).
7. MAX. FLOOR AREA RATIO ALLOWED=N/A
8. MAXIMUM IMPERVIOUS AREA = 15% OF LOT AREA. SEE "IMPERVIOUS AREA CALCULATIONS", THIS SHEET.
9. PARKING: SEE "PARKING NOTES", THIS SHEET.
10. PEDESTRIAN ACCESS REQUIRED: NO
11. MAX. BUILDING FOOTPRINT ALLOWED: N/A
12. BUILDING TRANSPARENCY REQUIREMENTS: N/A
13. MIN. TREE CANOPY COVERAGE=20% OF LOT AREA. AS SHOWN HEREON, APPROXIMATELY 98,730 SQ. FT. (63%) OF THE SITE WILL REMAIN COVERED IN MIXED HARDWOOD, PINE AND BRUSH UPON COMPLETION OF THE PHASE ONE CONSTRUCTION.
14. THERE ARE NO EXISTING OR PROPOSED DUMPSTERS ON-SITE. STANDARD CITY TRASH CANS WILL BE USED FOR THIS DEVELOPMENT.
15. THERE IS NO EXISTING OR PROPOSED ROOF MOUNTED MECHANICAL EQUIPMENT. GROUND-MOUNTED EQUIPMENT WILL BE INSTALLED, BUT THE SIZE / LOCATION IS NOT KNOWN AT THIS TIME. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED IN COMPLIANCE WITH SECTION 36.2-647 OF THE CITY ZONING ORDINANCE.
16. THERE IS NO EXISTING OR PROPOSED OUTDOOR STORAGE.
17. SEE "PROPOSED SITE UTILITIES", SHEET C-01 FOR SITE LIGHTING.

IMPERVIOUS AREA COMPUTATIONS
MAXIMUM IMPERVIOUS AREA ALLOWED= 15% OF LOT AREA
IT HAS BEEN DETERMINED THAT THE "ZONING LOT" THAT CONTAINS THIS PARCEL AND THE CITY PROPERTIES BEING LEASED FOR SOCCER FIELDS MAY BE VIEWED AS A WHOLE TO COMPUTE THE 15% ALLOWABLE IMPERVIOUS RATIO. BASED ON INFORMATION PROVIDED TO CWA BY THE CITY FOR THE PROPOSED SOCCER DEVELOPMENT:
PROPERTY / USE SITE AREA IMPERVIOUS AREA
TAX #6472303 / SPORTSPLEX 156,340 SF 23,908 SF
TAX #6471801 / SOCCER 29,909 SF 23,908 SF
TAX #6472302 / SOCCER LEASED=10,684 AC=473,062 SF 22,443 SF
TOTAL 656,311 SF 51,351 SF

THEREFORE THE IMPERVIOUS RATIO FOR THE ZONING LOT = 7.8% < 15% ALLOWABLE

PARKING NOTES
ALTHOUGH THERE ARE NO MINIMUM PARKING REQUIREMENTS IN THE ROS DISTRICT, WE MUST DETERMINE THE MINIMUM PARKING REQUIREMENTS BASED ON USE. APPLY A SCALE FACTOR TO REACH THE MAXIMUM PARKING PERMITTED, AND THEN INSURE THAT WE DO NOT EXCEED THE MAXIMUM ALLOWABLE PARKING.
2 BASKETBALL COURTS AT 1 SPACE / 0.5 COURT = 4 SPACES REQUIRED
1,780 SF OFFICE / MEETING AREA AT 1 SPACE / 300 SF = 6 SPACES REQUIRED
TOTAL THEORETICAL PARKING REQUIRED = 10 SPACES
MAXIMUM PARKING ALLOWED = 150X (10 SPACES) = 15 SPACES
PARKING PROVIDED = 2 SPACES, THEREFORE THE ALLOWED MAXIMUM HAS NOT BEEN EXCEEDED

PRIVATE ROAD RESTORATION
THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE FOLLOWING, RELATIVE TO WORK IN / ON THE PRIVATE (CLOSED) STREET:
1. REMOVE ALL VEGETATIVE GROWTH WITHIN THE LIMITS OF THE STREET AND CURB & GUTTER.
2. POWER-BROOM THE EXISTING STREET, FROM CURB-TO-CURB-LINE, AND FROM HIGHLAND FARM ROAD TO COUNTRYSIDE DRIVE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE.
3. PENDING THE CONDITION OF THE STREET FOLLOWING COMPLETION OF THE ABOVE, ADDITIONAL WORK MAY BE NECESSARY SUCH AS PAVEMENT PATCHING AND / OR SELECTIVE MILLING AND BITUMINOUS OVERLAY.
4. ITEMS 1 AND 2 ABOVE MAY BE PERFORMED UPON APPROVAL OF THESE PLANS. ANY FURTHER WORK SUCH AS THAT LISTED IN ITEM 3 WILL REQUIRE CITY APPROVAL PRIOR TO THE WORK BEING PERFORMED.
5. UNDER NO CIRCUMSTANCES SHALL THERE BE "LAND DISTURBANCE" BEYOND THE LIMITS SHOWN HEREON, WITHOUT PRIOR CITY APPROVAL.
6. CERTAIN CHANGES MAY BE PROPOSED RELATIVE TO THE AMOUNT OF EXISTING GUARDRAIL AT HIGHLAND FARM ROAD. LOCKABLE GATES MAY BE PROVIDED TO ISOLATE THAT PORTION OF THE PRIVATE ROAD THAT IMMEDIATELY ADJUTS THE SUBJECT PARCEL.

WATER NOTES
ALL MATERIALS, FABRICATION, AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AUTHORITY.
1. THERE IS AN EXISTING EXISTING 3" WATER LATERAL AND METER BOX ON-SITE. THE METER BOX IS LOCATED IN THE BOTTOM LANDING OF THE EXISTING STEPS THAT ARE TO BE REMOVED (SEE KEY NOTE 1), AND IS NOT SHOWN HEREON TO PRESERVE CLARITY. THIS LATERAL AND ALL APPURTENANCES SHALL BE REMOVED IN THEIR ENTIRETY, AND THE LATERAL ABANDONED AT THE MAIN IN ACCORDANCE WITH WVWA REQUIREMENTS.
2. USING THE SAME PAVEMENT CUT AND TRENCH AS FOR THE REMOVAL OF THE EXISTING LATERAL, THE CONTRACTOR SHALL PROVIDE AND INSTALL A NEW 2" SERVICE LATERAL AS SHOWN HEREON.
3. SEE SHEET C-04 FOR WYVA STANDARDS PERTAINING TO INSTALLATION.
4. THE CONTRACTOR IS REQUIRED TO PROVIDE ALL MATERIALS TO MAKE THE TAP ON THE WATER MAIN, INCLUDING TAPPING SLEEVE AND SADDLE. THE WVWA WILL PERFORM THE ACTUAL TAPS.
5. UPON OWNER'S PAYMENT OF FEES AND COMPLETION OF APPLICATION FOR NEW WATER SERVICE, THE CONTRACTOR SHALL COORDINATE WITH THE WVWA FOR SCHEDULING THE NEW 2" TAP INTO THE EXISTING WATERLINE. ACTUAL TAP BY WVWA.
6. THE CONTRACTOR SHALL COORDINATE TAPS FOR NEW SANITARY SEWER AND WATERLINES WITH MARK SINK, ENGINEERING COORDINATOR WITH THE WESTERN VIRGINIA WATER AUTHORITY (WVWA), AT 537-3460.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND LABOR NECESSARY FOR FULL CONSTRUCTION OF THE NEW LATERAL.
8. IF NON-METALLIC MATERIALS ARE USED FOR NEW LATERAL, A TRACER WIRE SHALL BE INSTALLED BETWEEN THE METER BOX AND THE TEMPORARY CAP/PLUG AT THE BUILDING.
9. TRENCH COMPACTION AND PAVEMENT REPLACEMENT SHALL BE IN ACCORDANCE WITH WVWA STANDARDS AND DETAIL ON C-04.
10. CONTRACTOR SHALL PROVIDE AND INSTALL A NEW METER BOX (VAULT) FOR A NEW 1-1/2" METER. PROVIDE AND INSTALL ON-LINE LATERAL COMPLETE IN PLACE, READY FOR METER HOOK-UP BY WVWA.
11. PROVIDE NEW 2" WATERLINE FROM PRIVATE SIDE OF METER BOX TO WITHIN 5' OF NEW BUILDING. CAP AND PLUG FOR EXTENSION BY BUILDING PLUMBING CONTRACTOR.
12. BUILDING CONTRACTOR IS RESPONSIBLE FOR TRANSITIONING FROM 2" WATER LATERAL TO PIPE SIZE REQUIRED BY BUILDING PLANS.
13. METER BODY TO BE PROVIDED AND INSTALLED BY WVWA UPON OWNER'S PAYMENT OF FEES.
14. ALL WORK WILL BE INSPECTED BY WVWA AND/OR ROANOKE CITY INSPECTORS.

SANITARY SEWER NOTES
SEE SHEET C-04 FOR PROFILE OF NEW SANITARY SEWER LATERAL.
SEE SHEET C-04 FOR WYVA STANDARDS PERTAINING TO INSTALLATION.
ALL NEW SANITARY SEWER PIPE AND CLEANOUTS SHALL BE SIX-INCH DIAMETER SDR-26 UNPLASTICIZED PVC.
MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH WVWA STANDARDS AND SPECIFICATIONS.
NEW CLEANOUT SHALL BE INSTALLED WITH TRAFFIC-BEARING FRAME AND COVER.
A NEW INTERIOR GREASE INTERCEPTOR IS BEING PROVIDED. SEE PLUMBING SHEETS OF BUILDING PLANS.

SOIL EROSION CONTROL MEASURES
SF SILT FENCE BARRIER
A SILT FENCE BARRIER SHALL BE PROVIDED BELOW DENIED AREAS AS SHOWN ON THE PLANS. THIS BARRIER SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THESE PLANS AND THE VIRGINIA EROSION AND SEDIMENTATION CONTROL HANDBOOK, LATEST EDITION.
TS TEMPORARY SEEDING
ALL DISTURBED AREAS NOT BEING DISTURBED FOR MORE THAN 14 DAYS SHALL RECEIVE TEMPORARY SEEDING.
PS PERMANENT SEEDING
ALL DISTURBED AREAS SHALL BE PERMANENTLY SEEDDED WITHIN SEVEN (7) DAYS OF ACHIEVING FINAL GRADE, OR ON DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE WITHIN ONE YEAR. IN THE EVENT THAT CERTAIN DISTURBED AREAS ARE NOT TO BE LANDSCAPED OR MULCHED IN LIEU OF PERMANENT SEEDING, THE AREAS MUST BE MULCHED WITH SHREDDED HARDWOOD OR OTHER PROTECTIVE COVERINGS IN ACCORDANCE WITH THE TIMELINES FOR TEMPORARY AND PERMANENT SEEDING, SHOWN HEREON.
TO TOPSOILING
CONTRACTOR SHALL STRIP SURFICIAL SOILS FROM ALL AREAS OF DISTURBANCE, AND STOCKPILE SUFFICIENT TOPSOIL IN THE LOCATION SHOWN HEREON TO REPLACE 6" THICK TOPSOIL ON AREAS NOT TO RECEIVE HARD SURFACING. PROVIDE PERIMETER SILT FENCE AS SHOWN HEREON.
RR RIP-RAP
AS SHOWN HEREON VDOT STD. CLASS 1 DRY RIP-RAP AND FABRIC UNDERLAYMENT ARE TO BE PLACED AT THE DISCHARGE OF THE NEW ROOF COLLECTOR. MATERIALS SHALL BE IN ACCORDANCE WITH VDOT STANDARDS AND SPECIFICATIONS, AND APPROX DIMENSIONS SHALL BE AS REQUIRED HEREON.

- KEY NOTES**
1. REMOVE EXISTING CONCRETE STEPS AND WALK IN ITS ENTIRETY
 2. PROVIDE NEW 6" WIDE CONCRETE STEPS AND LANDING WITH CHEEK WALLS AND PAINTED STEEL PIPE HANDRAIL (BOTH SIDES). FOURTEEN 6-3/4" RISERS, 11" TREADS. SEE SUPPLEMENTAL GRADING, SHEET C-04, AND SECTIONS, SHEET SSRW-1.
 3. PROVIDE NEW MASONRY RETAINING WALL (SEE SHEET SSRW-1). TOP OF WALL TO EXTEND 6" ABOVE LEVEL OF NEW BUILDING SIDEWALK. INSTALL NEW 48" RAIL IN 15" WIDE SLOTTED STRIP BETWEEN BACK OF WALL AND CONCRETE SIDEWALK.
 4. PROVIDE NEW 6" WIDE CONCRETE SIDEWALK. SEE DETAIL "B", SHEET C-04.
 5. PROVIDE 5" WIDE BITUMINOUS PAVED WALK AT 3.5% LONGITUDINAL SLOPE. SEE DETAIL "A", SHEET C-04.
 6. SAW-CUT EXISTING CONCRETE CURB & GUTTER. PROVIDE NEW VDOT STD. CG-12 CONCRETE HANDICAP RAMP WITH APPROVED TACTILE WARNING SURFACE. SEE DETAIL "C", SHEET C-04.
 7. PROVIDE NEW HANDICAP-ONLY PARKING SIGNAGE. SEE DETAIL "D", SHEET C-04 (TYP) (1 SIGN REQ'D FOR EACH OF 2 PARKING SPACES).
 8. ROOF DRAIN COLLECTOR SYSTEM FOR NEW BUILDING ADDITION. SEE "NEW STORM DRAIN-MINOR", THIS SHEET.
 9. ROOF DOWNSPOUTS FROM EXISTING BUILDING TO DISCHARGE AT-GRADE ONTO SPLASH BLOCKS. COORDINATE WITH OWNER FOR PROVIDING NEW SPLASH BLOCKS.

PARKING STALL MARKINGS AND SIGNAGE
ALL NEW PAVEMENT STRIPING SHOWN HEREON (PARKING STALL DELINEATIONS AND CROSS-HATCHED "NO PARKING" AREA) SHALL BE STANDARD WHITE TRAFFIC PAINT. LINES SHALL BE 4" WIDE AND OF LENGTHS AND SPACINGS AS SHOWN.

GRADING AND COMPACTION REQUIREMENTS
LAND DISTURBANCE IS NOT PERMITTED BEYOND THE LIMITS OF DISTURBANCE SHOWN HEREON. ADDITIONAL DISTURBANCE MAY REQUIRE PROJECT SHUTDOWN, ADDITIONAL PLAN PREPARATION, AND / OR PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
ALL AREAS OF FILL SHALL BE STRIPPED OF SURFICIAL SOILS PRIOR TO ADDITION OF SUITABLE FILL MATERIAL. THE OWNER'S GEOTECHNICAL ENGINEER SHALL BE SOLE JUDGE OF SOIL SUITABILITY. IN THE EVENT UNSUITABLE FILL MATERIAL EXISTS ON THE SITE, THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF UNSUITABLE SOILS AND IMPORT OF STRUCTURAL FILL MATERIAL.
ALL FILL WITHIN FIVE FEET OF ANY NEW OR FUTURE BUILDING, SIDEWALK, WALL, FOOTING, ETC. SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR, AS DEFINED BY ASTM D698. AREAS OF CURRENT OR FUTURE LAWN OR LANDSCAPING SHALL BE COMPACTED TO 80% OF STANDARD PROCTOR. SCARIFY TOP 2" OF SOILS PRIOR TO TOPSOIL PLACEMENT, TO BOND SOIL TYPES.
TRENCHES WITHIN THE PRIVATE STREET SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR.

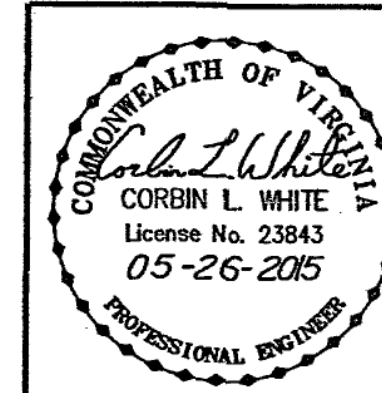
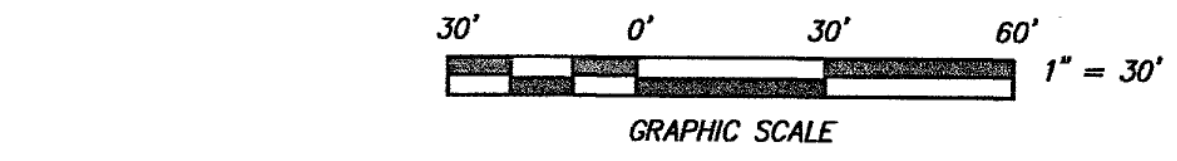
- PURPOSE OF THIS PLAN**
THE OWNER PROPOSES TO PERFORM THE CONSTRUCTION SHOWN HEREON TO ALLOW OCCUPATION OF THE FACILITY. THIS WORK ENTAILS:
1. PERFORM INTERIOR RENOVATIONS ON THE EXISTING BUILDING.
2. CONSTRUCT A NEW 20'x112' BUILDING ADDITION, PRIMARILY TO BE PLACED ON AN EXISTING CONCRETE PAD THAT WAS ORIGINALLY THE FLOOR SLAB FOR A SHED ROOF ADDITION ON THE EXISTING BUILDING.
3. DEMOLISH DEGRADED EXISTING CONCRETE STEPS AND WALK.
4. CONSTRUCT NEW PERMANENT CONCRETE SIDEWALK AND STEPS AT THE FRONT OF THE BUILDING, TO SERVE FUTURE ON-STREET PARKING.
5. PROVIDE STREET-SIDE ADA ACCESSIBLE PARKING, INCLUDING CONSTRUCTION OF A NEW CONCRETE VDOT CG-12 CURB RAIL.
6. CONSTRUCT A NEW ASPHALT ACCESSIBLE ROUTE BETWEEN THE NEWLY STRIPED PARKING AND THE PERMANENT CONCRETE SIDEWALK THAT ACCESSES THE BUILDING.
7. INSTALL CERTAIN STORM DRAIN ITEMS WITHIN THE AREA OF DISTURBANCE TO ALLOW FUTURE INTERCONNECTION OF BOTH ENDS, AT TIME OF FURTHER DEVELOPMENT OF THE PARCEL. (NO FLOW IN SYSTEM UNDER CURRENTLY PROPOSED CONDITIONS).
8. CONSTRUCT NEW SANITARY SEWER AND DOMESTIC WATER LATERALS, INCLUDING METER, SAMPLING MANHOLE, ETC.

NEW STORM DRAIN - MAJOR
SEE SHEET C-04 FOR PROFILE.
NEW STORM DRAIN PIPE SHALL BE MINIMUM VDOT CLASS III REINFORCED CONCRETE.
NEW STORM DRAIN MANHOLE SHALL BE PRE-CAST CONCRETE.
ALL MATERIALS, FABRICATION, AND INSTALLATION SHALL BE IN ACCORDANCE WITH VDOT STANDARDS AND SPECIFICATIONS.
CONTRACTOR SHALL PROVIDE TO OWNER AN AS-BUILT PLAN, WITH DIMENSIONS TO CAPPED PIPE ENDS FROM PHYSICAL FEATURES (BUILDING CORNERS, MANHOLE LIDS, ETC.) FOR FUTURE LOCATION AND EXTENSION.
100 PROVIDE 145' NEW 18" CONCRETE PIPE AT 2.07% INV. IN=1117.50 INV. OUT=1114.00 CAP AND PLUG LOWER END FOR FUTURE EXTENSION
101 PROVIDE NEW VDOT STD STORM MANHOLE RM=1125.00 INV. IN = 1117.10 INV. OUT = 1117.00
102 PROVIDE 40' NEW 18" CONCRETE PIPE AT 1.00% INV. IN=1117.50 INV. OUT=1117.10 CAP AND PLUG UPPER END FOR FUTURE EXTENSION

NEW STORM DRAIN - MINOR
AS SHOWN HEREON, THERE ARE THREE (3) NEW ROOF DRAIN DOWNSPOUTS ON THE WESTERN FACE OF THE NEW BUILDING ADDITION.
UNDER THIS CONTRACT, THE 3 DOWNSPOUTS WILL BE TRUNKED TOGETHER INTO A NEW 6" SDR-35 PVC COLLECTOR PIPE WHICH WILL DISCHARGE AT-GRADE OFF THE SOUTHERN CORNER OF THE NEW BUILDING ADDITION. CLASS I RIP-RAP WILL BE PLACED AT THE PIPE OUTFALL.
PLACE NEW ROOF DRAIN COLLECTOR LINE WITH RESPECT TO NEW SANITARY SEWER CLEANOUT.
THE CONTRACTOR SHALL PROVIDE NEW CAST IRON CLEANOUT BOOTS TO TRANSITION FROM DOWNSPOUT SIZE TO 6" SDR-35 PVC.
PROVIDE 106' OF NEW 6" SDR-35 PVC PIPE AT 1.04% INV. IN=1124.04
IMMEDIATELY DOWNSTREAM OF SOUTHERN-MOST DOWNSPOUT, PROVIDE NEW 6"x45" SDR-35 PVC BEND, INV.=1122.90
PROVIDE 13' OF NEW 6" SDR-35 PVC PIPE AT 1.04% INV. OUT = 1122.76
PROVIDE 1 CY VDOT CLASS I DRY RIP-RAP WITH FILTER FABRIC UNDERLAYMENT. (RIP-RAP IS 24" THICK, 24" WIDE AT PIPE OUTLET, 60" LONG, AND 36" WIDE AT LOWER END).
PROVIDE FITTINGS, ADAPTERS, ETC. AS NECESSARY TO INSTALL A COMPLETE AND FUNCTIONAL COLLECTOR SYSTEM.

Sewer Material
Pipe = 6" National SDR-26 PVC
MH structure: EVO Pre-cast
F&C: u.s. Foundry watertight

Water Material
Pipe = 2" Endot sdr-9 HOPE



SOIL EROSION AND SEDIMENTATION CONTROL PLAN
FOR
COUNTRYSIDE SPORTSPLEX
SHOWING THE PROPOSED REHABILITATION OF THE FORMER COUNTRYSIDE INDOOR TENNIS BUILDING, THE CONSTRUCTION OF A NEW 20' x 112' BUILDING ADDITION, AND THE CONSTRUCTION OF A NEW ADA ACCESSIBLE ROUTE FROM THE CLOSED STREET TO THE FACILITY

SITUATE 2002 HIGHLAND FARM ROAD, NW
CITY OF ROANOKE, VIRGINIA
APPROVED
CWA
FEB 26 2016
CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS
4203 MELROSE AVENUE
P.O. BOX 6260
ROANOKE, VIRGINIA 24011-0260
(540) 366-3400
FAX: (540) 368-8702

Designed: CL White
Drawn: CL White
Checked:
Date: April 02, 2015
Scale: 1" = 30'
Tax Parcel: 6472303
Field Book: Roanoke City #11
WFO No: 14-0070