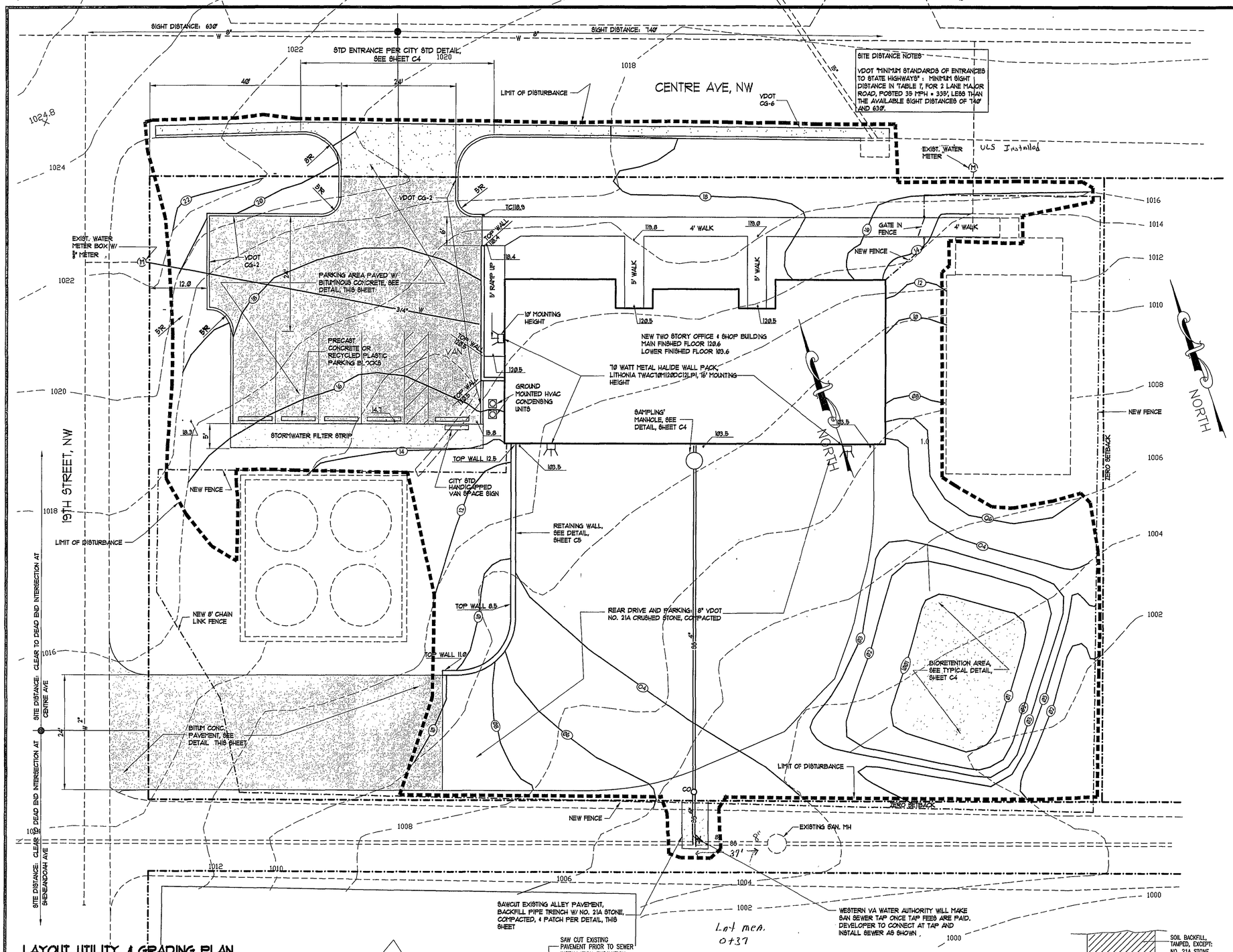
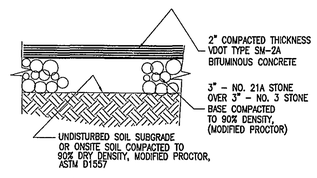


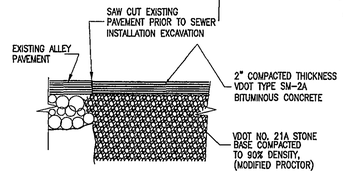
LAYOUT, UTILITY, & GRADING PLAN

0' 10' 20' 30' 40'
1" = 10'



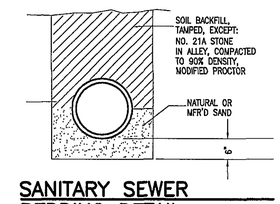
TYPICAL PAVEMENT DETAIL

NO SCALE



ALLEY PAVEMENT PATCH

NO SCALE



SANITARY SEWER BEDDING DETAIL

NO SCALE

SITE PLAN NOTES

1. PROJECT SITE: 1818 CENTRE AVE, NW, TAX NOS. 2212401, 2212402, & 2212404.
   TOTAL PROPERTY AREA: 0.60 ACRES

2. ZONED: I-1

3. OFFSTREET PARKING

AREAS: OFFICE, EXISTING HOUSE	1120 SF
OFFICE, NEW BUILDING	4860 SF
	5980 SF
SHOP	4 BAYS
BASE REQUIRED SPACES:	
5980 SF @ 400 SF	15
4 SHOP BAYS @ 1 SPA	4
TOTAL	19
FIRST 4000 S.F. REDUCTION:	
2 SPACES FOR 1st 4000 SF	2
OFFICES: 1980 SF @ 400	5
SHOP: 4 BAYS @ 1 SPA	4
TOTAL	11
PROXIMITY TO PUBLIC TRANSPORTATION (80%) (11 SPA)	9
REDUCTION FOR ON STREET PARKING 100' FRONTAGE @ 1 SPA PER 20'	(5)
REQUIRED OFFSTREET PARKING	4
OFFSTREET PARKING ROVIDED	5
HANDICAPPED PARKING	
SPACES REQUIRED =	1
SPACES PROVIDED =	1
TOTAL SPACES PROVIDED	
REGULAR SPACES	6
HANDICAPPED SPACES	1
TOTAL SPACES PROVIDED	7

4. TOTAL DEVELOPMENT AREA = 0.76 Ac

DIMENSIONAL MATRIX FOR I-1

- IMPERVIOUS SURFACE RATIO

ROOF AREA	3925 SF
FUEL TANK CONTAINMENT SLAB	1225 SF
PAVEMENT	3050 SF
GRAVELLED AREAS	6500 SF
TOTAL IMPERVIOUS AREA	14700 SF

IMPERVIOUS SURFACE RATIO = 0.57

- BUILDING HEIGHT
  GROUND FIN FL TO MEAN ROOF HEIGHT = 27'

FRONT, REAR, AND SIDE SETBACK (I-1) : NONE

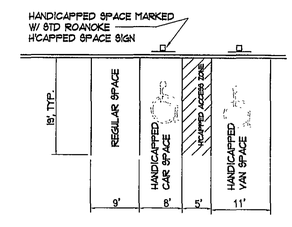
5. TOTAL DISTURBED AREA = 24200 SF (.56 ACRE)

6. BUILDING USE:

NEW PROJECT BUILDING: OFFICES & EQUIPMENT MAINTENANCE FOR OIL PRODUCTS DELIVERY COMPANY

7. THIS SITE DOES NOT FALL IN THE SPECIFIC FLOOD HAZARD (SFHA) ZONE FOR CITY OF ROANOKE

8. SITE DOES NOT FALL UNDER THE EXPANSIVE SOIL REQUIREMENTS FOR THE CITY OF ROANOKE, PER TAX CODE



TYPICAL PARKING SPACES

UTILITY NOTES

1. ALL UTILITIES TO BE INSTALLED AS UNDERGROUND.
2. COORDINATE WITH WVWA FOR INSTALLATION OF WATER MAIN TAP AND METER AND FOR SANITARY SEWER CONNECTION TO EXISTING SEWER IN ALL.
3. SEE NOTES AND DETAIL, THIS SHEET FOR A SAMPLING MANHOLE IN THE BUILDING LATERAL.

MATERIAL NOTES

WATER PIPING: TYPE L COPPER OR PVC, ASTM D2665, SCHEDULE 40 PIPE AND DWV FITTINGS.

VALVES: CAST IRON GATE VALVES, OS&Y W/ CAST IRON BOXES ABOVE TO GRADE.

CONCRETE: 3000 PSI 28 DAY COMPRESSIVE STRENGTH

SANITARY SEWER PIPING: PVC, SDR 35

APPROVED
SEP 16 2008

COMMONWEALTH OF VIRGINIA
RONALD B. SHIFLETT
No. 9662
PROFESSIONAL ENGINEER

Revisions By	Date

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LAYOUT, UTILITY & GRADING PLAN

NEW OFFICE & SHOP FOR
A. BYRON SMITH OIL COMPANY
ROANOKE, VA

Scale: AS SHOWN
Date: 4-21-08
Design By: RBS
CAD By: RBS
Checked By:
Comm. No.: 08038

Sheet No.
C2

PLOTTED 9-15-08