

SITE DATA:	
PROPERTY TAX PARCEL ID:	6590101
PROPERTY ADDRESS:	ROANOKE /BLACKSBURG REGIONAL AIRPORT 1635 AVIATION DRIVE, HANGAR # 12 CITY OF ROANOKE, VIRGINIA
PROPERTY OWNER:	ROANOKE REGIONAL AIRPORT COMMISSION ATTN: TIM BRADSHAW, EXEC. DIRECTOR 5202 AVIATION DRIVE ROANOKE, VA 24012
PROPERTY ACREAGE:	604.8 ACRES
PROPERTY ZONING:	AD (AIRPORT DEVELOPMENT)
PLANNING NEIGHBORHOOD:	AIRPORT
CURRENT USE TYPE:	UNDEVELOPED GRASS AREA AND PAVED OVERFLOW AIRCRAFT TIE-DOWN AREA
PROPOSED USE TYPE:	NEW AIRCRAFT HANGAR
REQUIRED SETBACKS:	NOT APPLICABLE
PROPOSED BUILDING SIZE:	HANGAR # 12 = 6,400 SF
PARKING REQUIREMENTS:	NO MINIMUM FOR AIRPORT USES
PROPOSED PARKING:	NO NEW SPACES EXISTING = 12 TOTAL (2 ADA ACCESSIBLE)
WATER SUPPLY:	PUBLIC - WVWA - NEW SERVICE LATERAL
SANITARY SEWER:	PUBLIC - WVWA - NEW SERVICE LATERAL
PROPOSED SITE LIGHTING:	EXISTING POLE MOUNTED LIGHT SHALL BE REMOVED AND REPLACED WITH WALL-MOUNTED LIGHT POWERED THRU BUILDING. THIS LIGHT SHALL BE DOWNWARD FACING AND SHIELDED. FIXTURE DETAILS ARE INCLUDED WITH BUILDING ELECTRICAL PLANS.
PROPOSED LANDSCAPING:	AREA SURROUNDING PROPOSED HANGAR WILL BE SEEDED.
PROPOSED SOLID WASTE:	NO NEW DUMPSTERS PROPOSED.

GENERAL SITE DEVELOPMENT NOTES:

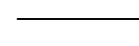

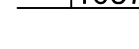


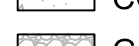







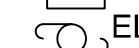


1. CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE HEALTH AND SAFETY OF EMPLOYEES, SUB-CONTRACTORS, INSPECTORS, AND APPROVED VISITORS TO THE SITE DURING ALL PHASES OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS FOR CONSTRUCTION PRIOR TO COMMENCING ANY WORK.
3. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH CITY OF ROANOKE DEPARTMENT OF PLANNING BUILDING AND DEVELOPMENT, TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
4. CONTRACTOR SHALL REQUEST THE LOCATION MARKING OF ALL EXISTING UTILITIES WITHIN THE PROJECT AREA BEFORE ANY SITE DISTURBANCE ACTIVITIES. THIS REQUEST SHALL BE MADE THRU "VA 811" AT LEAST TWO (2) DAYS BUT NOT MORE THAN TEN (10) DAYS PRIOR TO COMMENCING WORK. "VA 811" IS AVAILABLE AT 811 OR 1-800-552-7001.
5. EXISTING SITE CONDITIONS AND UTILITY LOCATIONS ARE BASED ON INFORMATION OF RECORD, FIELD OBSERVATIONS, AND FIELD SURVEY MEASUREMENTS OF ABOVEGROUND STRUCTURES. CONTRACTOR RESPONSIBLE FOR VERIFYING EXACT LOCATIONS OF UNDERGROUND UTILITY MAINS, STRUCTURES, AND SERVICE LATERALS. CONTRACTOR SHALL NOTIFY CITY OF ROANOKE AND PROJECT ENGINEER IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THAN AS SHOWN ON THESE PLANS.
6. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL FRANCHISE UTILITY LATERALS INCLUDING ELECTRIC, TELECOMMUNICATIONS, GAS, AND CABLE TV. THESE LATERALS ARE NOT INCLUDED IN THIS PLAN SET.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONSTRUCTION ACTIVITIES.
8. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE, THE WESTERN VIRGINIA WATER AUTHORITY, AND VIRGINIA DEPARTMENT OF TRANSPORTATION.
9. UNLESS SHOWN OR SPECIFIED OTHERWISE, ALL SITE WORK SHALL CONFORM TO THE LATEST VERSION OF THE VDOT ROAD AND BRIDGE STANDARDS. THE MINIMUM REQUIRED DENSITY FOR ALL COMPACTION IS 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN +/-2% OF OPTIMUM. CONTRACTOR SHALL VERIFY SUITABILITY OF FILL MATERIAL USED UNDER BUILDING SLABS AND PAVED AREAS.
10. ALL WORK SHALL BE SUBJECT TO INSPECTION BY REPRESENTATIVES FROM THE CITY OF ROANOKE, WESTERN VIRGINIA WATER AUTHORITY, VDOT, AND THE PROJECT ENGINEER. CONTRACTOR RESPONSIBLE FOR SCHEDULING ALL NECESSARY INSPECTIONS.
11. CONTRACTOR SHALL MAINTAIN A HARD COPY OF THESE APPROVED SITE PLANS ON SITE AT ALL TIMES. THIS COPY OF APPROVED PLANS SHALL BE MADE AVAILABLE TO THE INSPECTORS UPON REQUEST.
12. THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF A SITE SOILS STUDY. CONTRACTOR IS RESPONSIBLE FOR COMPLETING SUFFICIENT SITE INVESTIGATION TO IDENTIFY SITE SOIL LIMITATIONS AND CHALLENGES FOR INSTALLATION OF SUB-SURFACE UTILITIES AND FOUNDATIONS.
13. THESE PLANS ARE LIMITED TO THE DESIGN OF THE SITE IMPROVEMENTS FIVE (5) FEET OUTSIDE OF THE BUILDING ENVELOPE. ARCHITECTURAL BUILDING PLANS SHALL INCLUDE ALL NECESSARY FOUNDATION AND STRUCTURAL DESIGN. PROPOSED BUILDING OUTLINE AND DIMENSIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE BUILDING DRAWINGS SHALL BE REFERENCED FOR EXACT DIMENSIONS AND FOUNDATION LAYOUT.
14. THE SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODWAY OR FLOOD PLAIN.

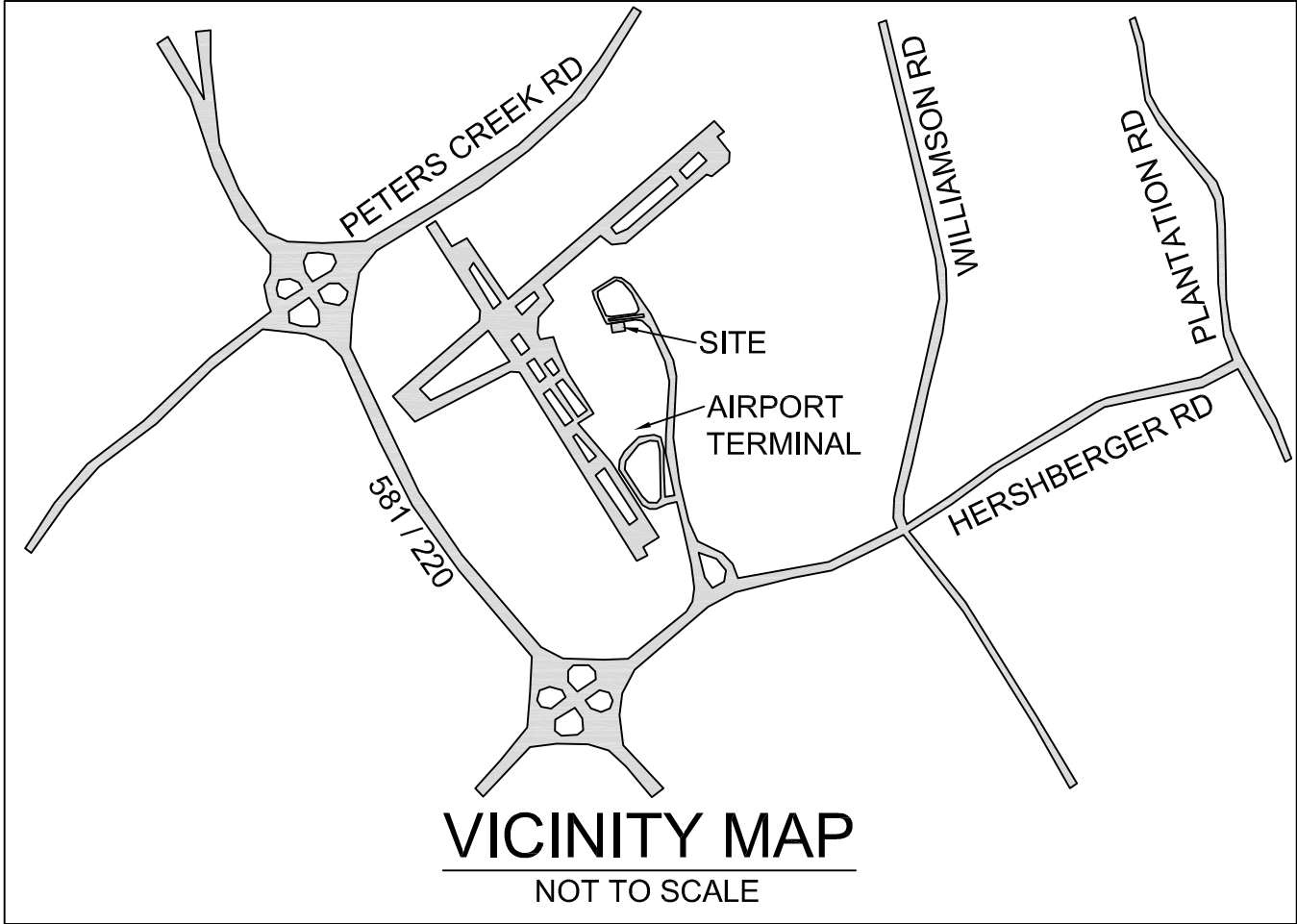
SITE DEVELOPMENT PLANS


FOR A NEW AIRCRAFT HANGAR  
TO BE LOCATED AT THE

ROANOKE / BLACKSBURG REGIONAL AIRPORT  
CITY OF ROANOKE

PROJECT CONTACTS:	
OWNER:	ROANOKE REGIONAL AIRPORT COMMISSION ATTN: TIM BRADSHAW, EXECUTIVE DIRECTOR 5202 AVIATION DRIVE ROANOKE, VA 24012 (540) 362-1999 TIMB@FLYROA.COM
BUILDER:	SUMMIT HELICOPTERS, INC. ATTN: DAN QUINN 525 McCLELLAND STREET SALEM, VA 24153 (540) 375-8909 DAN.QUINN@SUMMITHELICOPTERS.COM
ENGINEER:	BRUSHY MOUNTAIN ENGINEERING, PLLC ATTN: BARNEY HORRELL, P.E. 3553 CARVINS COVE ROAD SALEM, VA 24153 (540) 526-6800 BARNEY@BRUSHYMTNENGR.COM

LEGEND	
— PL —	PROPERTY LINE
— PL —	NEW LOT LINE
— — —	EDGE OF PAVEMENT
	TREELINE
— • —	FENCELINE
— — —	SILT FENCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
— W —	WATER MAIN
— SS —	SANITARY SEWER MAIN
— GAS —	GAS MAIN
— OE —	OVERHEAD ELECTRIC
— UE —	UNDERGROUND ELECTRIC
— UT —	UNDERGROUND TELECOM
— UFO —	UNDERGROUND FIBER OPTIC
	EXISTING PAVEMENT
	PROPOSED PAVEMENT
	CONCRETE
	GRAVEL
	PROPOSED SPOT ELEVATION
	WATER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	SANITARY MANHOLE
	SANITARY CLEANOUT
	STORM MANHOLE
	CATCH BASIN INLET
	ELECTRIC POLE





CALL 811 OR 1-800-552-7001 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION

PLAN SET SHEET INDEX:

#	SHEET NAME	DESCRIPTION
1	COVER	COVER SHEET & GENERAL DEVELOPMENT NOTES
2	SECURITY/DEMO	EXISTING CONDITIONS, DEMOLITION NOTES, & SECURITY MEASURES
3	DETAILS-SECURITY	DETAILS OF SECURITY MEASURES
4	LAYOUT	DIMENSIONED SITE LAYOUT PLAN
5	UTILITY	UTILITY PLAN & WVWA DETAILS
6	GRADING / ESCP	GRADING & EROSION SEDIMENT CONTROL PLAN
7	DETAILS-ESCP	EROSION SEDIMENT CONTROL PLAN DETAILS
8	NARRATIVE	MS-19 AND PROJECT NARRATIVE

DISTURBANCE DATA:	
TOTAL DISTURBED AREA:	9,960 SF = 0.23 ACRES
IMPERVIOUS REMOVED:	1,950 SF (PAVEMENT)
IMPERVIOUS PROPOSED:	6,400(BLDG) + 1,010(CONC.) = 7,410 SF
IMPERVIOUS INCREASE:	5,460 SF

CITY APPROVAL:

City of Roanoke  
Planning, Building, & Development

COMPREHENSIVE DEVELOPMENT PLAN

APPROVED

Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.

Date

Agent, Planning Commission

Development Engineer

Zoning Administrator

DATE

02/25/2020

03/18/2020

03/27/2020

REVISIONS

1ST CITY SUBMITTAL

2ND CITY SUBMITTAL

3RD CITY SUBMITTAL - MOVE BLDG WEST 4 FT

#

1

2

3

SITE DEVELOPMENT PLANS

FOR

HANGAR # 12

OWNER = ROANOKE REGIONAL AIRPORT COMMISSION  
BUILDER = SUMMIT HELICOPTERS, INC.  
TAX PARCEL ID: 6590101  
CITY OF ROANOKE, VIRGINIA

BRUSHY MOUNTAIN  
ENGINEERING, PLLC

3553 Carvins Cove Road  
Salem, VA 24153

(540) 526-6800  
www.brushymtnengr.com





BME JOB #

19-024

SHEET NAME

COVER

SHEET NUMBER

1 OF 8