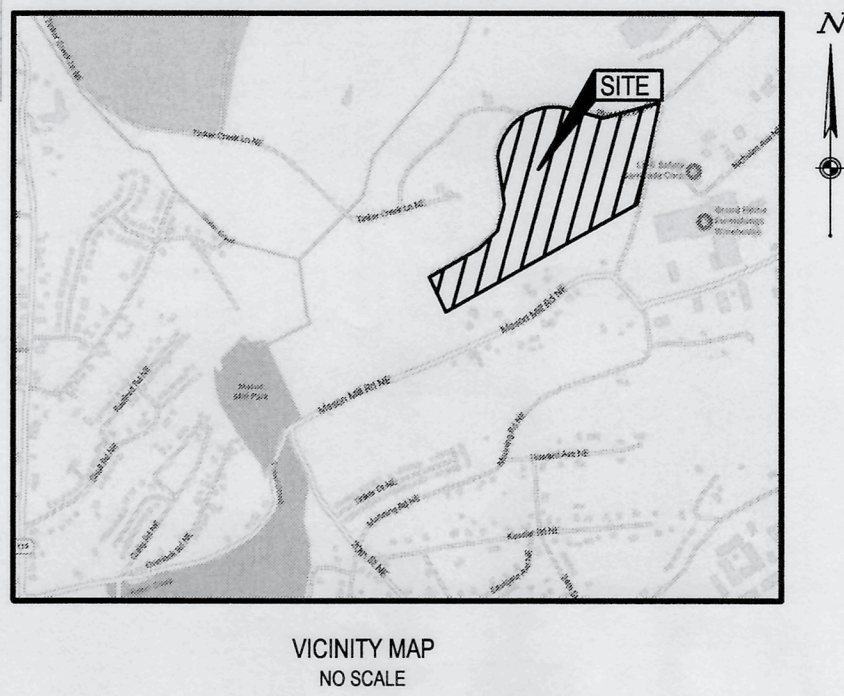
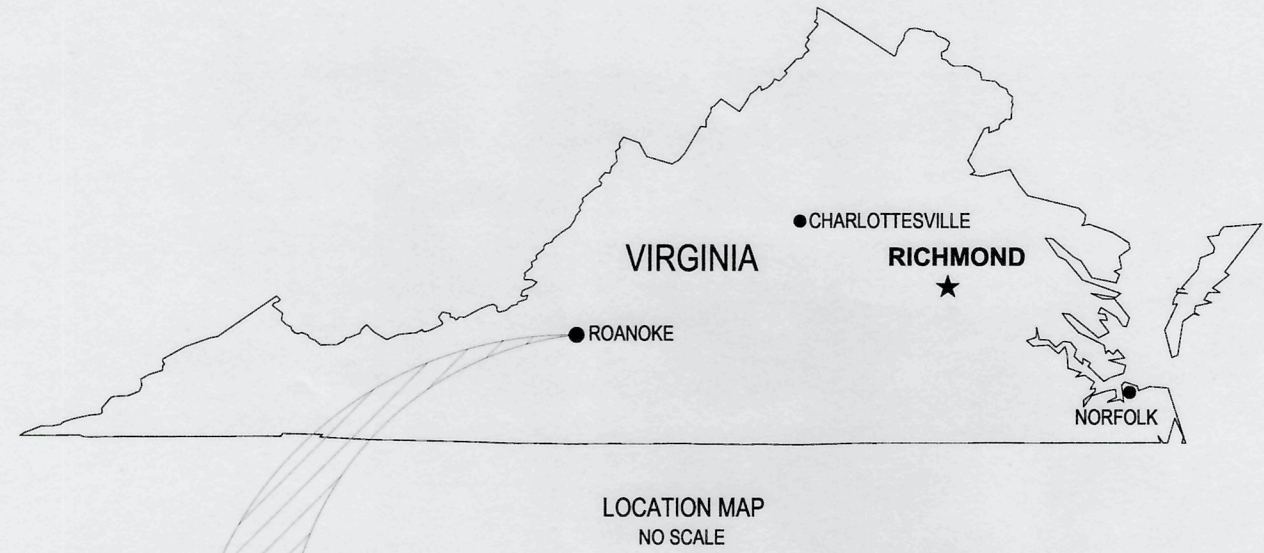


CITY OF ROANOKE, ROANOKE COUNTY, VA
SITE DEVELOPMENT PLANS
FOR
PROJECT TINKER

2002 BLUE HILLS DR NE
ROANOKE, VA

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CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS:

- RIGHT-OF-WAY EXCAVATION PERMIT - PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS), A RIGHT-OF-WAY EXCAVATION PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.
- LAND DISTURBANCE PERMIT - AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.
- PLANS AND PERMITS - A COPY OF THE PLANS AS APPROVED BY THE CITY (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.
- LOCATION OF UTILITIES - THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- CONSTRUCTION ENTRANCE - THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION RELATED EGRESS FROM THE SITE. SIZE AND COMPOSITION OF CONSTRUCTION ENTRANCE SHALL BE AS SHOWN ON THE PLANS.
- STREETS TO REMAIN CLEAN - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE PUBLIC STREET ADJACENT TO THE CONSTRUCTION ENTRANCE REMAINS FREE OF MUD, DIRT, DUST, AND/OR ANY TYPE OF CONSTRUCTION MATERIALS OR LITTER AT ALL TIMES.
- BARRICADES/DITCHES - THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPER AND NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.
- SEWER AND PAVEMENT REPLACEMENT - CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY.
- APPROVED PLANS/CONSTRUCTION CHANGES - ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE EROSION AND SEDIMENT CONTROL AGENT PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.
- FINAL ACCEPTANCE/CITY - THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FIELD SURVEYED FINAL CORRECT SET OF AS-BUILT PLANS OF THE NEWLY CONSTRUCTED STORM RAIN AND/OR STORMWATER MANAGEMENT FACILITIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY E CITY. AS-BUILT PLANS SHALL BE PROVIDED IN THE STATE PLANE VIRGINIA SOUTH COORDINATE SYSTEM, NAD 1983, FIPS 4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.



FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: VIRGINIA UTILITIES PROTECTION SERVICE AT 811 OR 800-552-7001 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE.

City of Roanoke
Planning, Building, & Development

COMPREHENSIVE DEVELOPMENT PLAN

APPROVED

by Ken Richardson 01/23/2024

FLOODPLAIN DESIGNATION:

THE PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 51161C01066 WHICH HAS AN EFFECTIVE DATE OF 09/28/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BENCHMARKS

	ELEVATION*	EASTING**	NORTHING**	DESCRIPTION
TBM #1	1058.8'	11071483.02	3636019.84	FOUND 5/8" REBAR
TBM #2	1042.0'	11072722.26	3636021.35	FOUND 5/8" REBAR

*VERTICAL DATUM: NAVD83

**HORIZONTAL DATUM: VIRGINIA STATE PLANE, SOUTH ZONE NAD83

PROJECT OWNER AND CONSULTANTS:

OWNER/DEVELOPER:

SCANNELL PROPERTIES
8801 RIVER CROSSING BLVD., STE 300
INDIANAPOLIS, IN 46240
PHONE: (317) 370-9592
EMAIL:
JACOB@SCANNELLPROPERTIES.COM
CONTACT: JACOB HOLDEMAN

ARCHITECT:

CESO, INC.
3300 SOUTH MARKET STREET, SUITE 230
ROGERS, AR 2758
PHONE: (479) 271-8058
CONTACT: BENJAMIN BELL
EMAIL: BELL@CESOINC.COM

ENGINEER:

CESO, INC.
2800 CORPORATE EXCHANGE DR, STE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7060
CONTACT: ZACH FRESHNER, P.E.
EMAIL: FRESHNER@CESOINC.COM

GOVERNING AGENCIES AND UTILITY COMPANIES:

SEWER:

WESTERN VIRGINIA WATER AUTHORITY
601 S. JEFFERSON ST
ROANOKE, VA 24011
PHONE: (540) 853-2841
CONTACT: MARGARET PEARSON
EMAIL:
MARGARET.PEARSON@WESTERNVAWATER.ORG

WATER:

WESTERN VIRGINIA WATER AUTHORITY
601 S. JEFFERSON ST
ROANOKE, VA 24011
PHONE: (540) 853-2841
CONTACT: MARGARET PEARSON
EMAIL:
MARGARET.PEARSON@WESTERNVAWATER.ORG

STORMWATER:

CITY OF ROANOKE
1802 COURTLAND RD NE
ROANOKE, VA 24012
PHONE: (800) 653-5900
CONTACT: IAN SHAW
EMAIL: IAN.SHAW@ROANOKEVA.GOV

ZONING:

CITY OF ROANOKE
215 CHURCH AVE SW, ROOM 166
ROANOKE, VA, 24011
PHONE: (540) 853-1730
CONTACT: PHILLIP MOORE
EMAIL: PHILLIP.MOORE@ROANOKEVA.GOV

DEVELOPMENT REVIEW & PERMITTING:

CITY OF ROANOKE
215 CHURCH AVE SW, ROOM 166
ROANOKE, VA 24011
PHONE: (540) 853-1730
CONTACT: ADRIAN GILBERT
EMAIL: ADRIAN.GILBERT@ROANOKEVA.GOV

GAS SERVICE:

ROANOKE GAS COMPANY
519 KIMBALL AVE NE
ROANOKE, VA 24016
PHONE: (540) 777-4427
EMAIL:
RGCCUSTOMERSERVICE2@FANEUIL.COM

COMMUNICATIONS:

LUMEN
CONTACT: PETER GRANT
PHONE: (703) 598-0963
EMAIL: PETER.GRANT@LUMEN.COM

ELECTRIC:

APPALACHIAN POWER COMPANY
606 1ST ST SW
ROANOKE, VA 24011
CONTACT: JIM PORTER (ROADWAY LIGHTING)
PHONE: (276) 238-0847
EMAIL: JPORTER@AEP.COM
CONTACT: ADAM FIRESTONE (SITE ELECTRIC)
PHONE: (540) 813-7151
EMAIL: ADFIRESTONE@AEP.COM

PROPERTY DATA:

PARCEL OWNER: BLUE HILL DRIVE LLC

PARCEL ID: 723010

ADDRESS: 2002 BLUE HILLS DR NE
ROANOKE, VIRGINIA 24012

PROPERTY AREA: ±48.26 AC

ZONING: LIGHT INDUSTRIAL (I-1)

PROPOSED USE: LIGHT INDUSTRIAL (I-1)

PROPOSED IMPERVIOUS AREA: 15.15 AC

PROPOSED PERVIOUS AREA: 33.11 AC

	REQUIRED	PROPOSED
BUILDING SETBACKS		
FROM PRIMARY ROAD:	75'	237'
FROM SECONDARY ROAD:	50'	404.4'
SIDE OR REAR:	30'	344.3'

PARKING AREA SETBACK		
FROM PRIMARY ROAD:	75'	75'
FROM SECONDARY ROAD:	50'	74.1'
SIDE OR REAR:	30'	41'

SIGN SETBACKS: NONE REQUIRED

MAXIMUM BUILDING HEIGHT: NONE REQUIRED

BUILDING AREA: ±123,462 S.F.

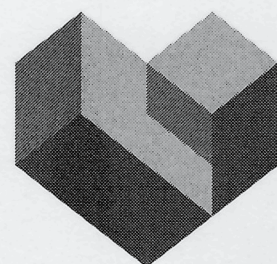
PARKING:

TOTAL PARKING SPACES: 1 SPACE PER EACH EMPLOYEE ON LARGEST SHIFT
= 220 SPACES

ASSOCIATE PARKING: 220 STALLS
VAN PARKING: 395 STALLS
TOTAL: 615 STALLS

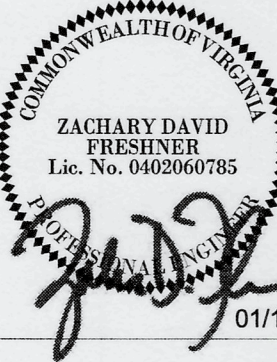
ADA PARKING SPACES: 9 ADA SPACES
(1 VAN EVERY 5 SPACES)

7 ADA STALLS
2 VAN STALLS
9 STALLS



WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43221
Phone: 614.794.7060 Fax: 603.206.4526



SCANNELL PROPERTIES

PROJECT TINKER

2002 BLUE HILLS DR NE
ROANOKE, VA 24012

Revisions / Submissions

ID	Description	Date
0	PERMIT SET	10.05.2023
1	CITY COMMENTS	11.10.2023
2	CITY COMMENTS	12.08.2023
3	CITY COMMENTS	12.22.2023
4	CITY COMMENTS	01.12.2024

Project Number: 762822
Scale: AS SHOWN
Drawn By: CTM
Checked By: CSG
Date: 10/05/2023
Issue: PERMIT SET

Drawing Title:
COVER SHEET

C1.0