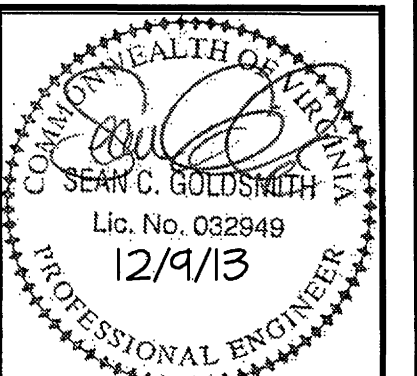


# BAKER AVE. REDEVELOPMENT

## BUILDING C - SITE PLANS

### TISA LEASING

### ROANOKE, VIRGINIA



Revisions By	Date
1-CITY CMNTS	10/31/13
2-CITY CMNTS	12/9/13



#### PROJECT INFORMATION:

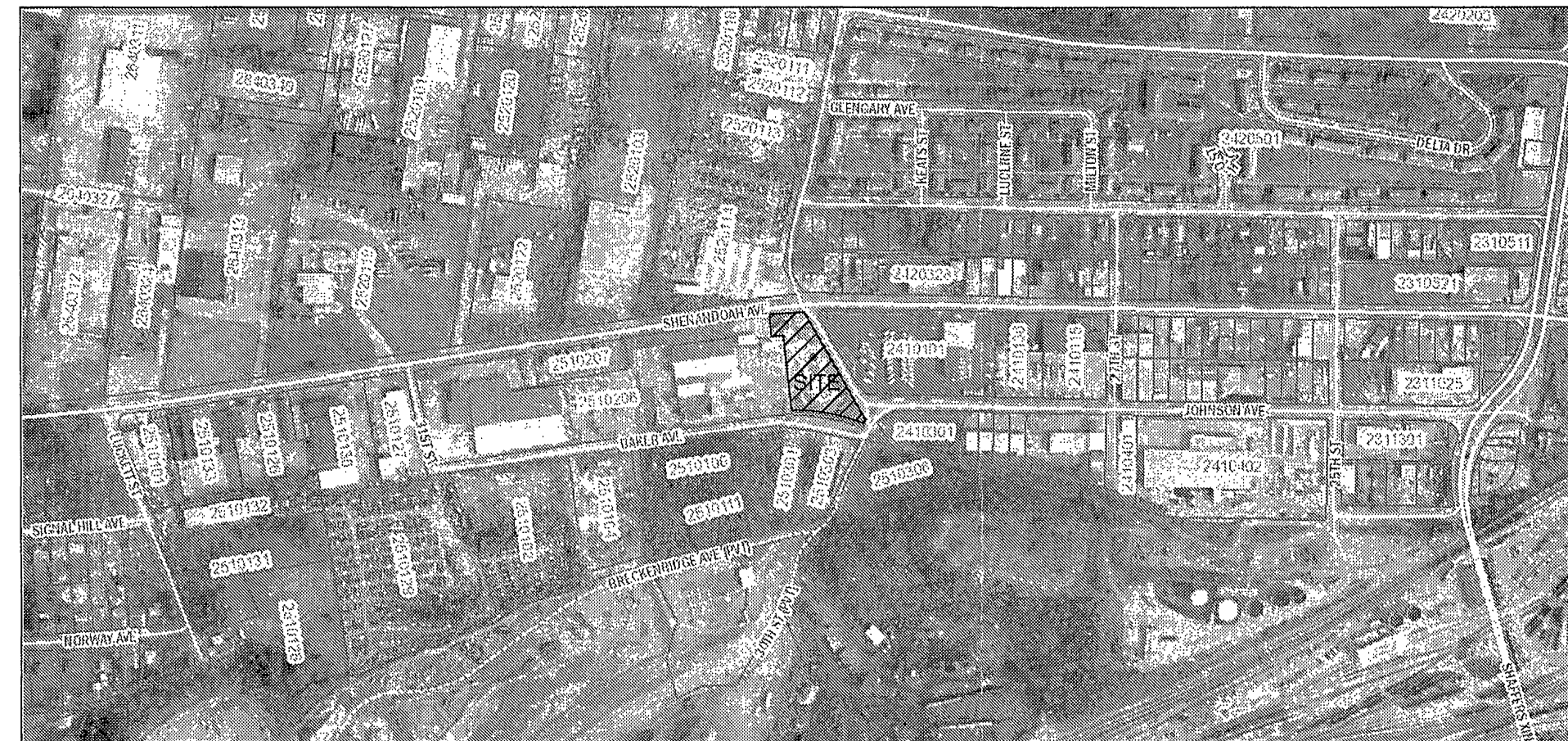
Owner's Contact: Tim Sarver  
TISA Leasing, LLC  
(540) 580-0799

Design Contact: Integrity Engineering  
Sean Goldsmith, PE  
540-537-2390

Facility Address: 3002 Shenandoah Ave., NW  
Roanoke, VA 24017

Facility Tax ID: #2510206 & 2510208

Zoning/Use: I-1, INDUSTRIAL  
(WAREHOUSE-MAINTENANCE/REPAIR)  
ENTERPRISE ZONE 1A



**VICINITY MAP**  
SCALE: NTS

#### GENERAL ZONING ANALYSIS:

- OWNER: TISA LEASING, LLC  
P.O. BOX 11781  
ROANOKE, VA 24022  
CONTACT: TIM SARVER
- TOTAL LOT AREA:  
TAX ID# 2510206=8.016 ACRES (LARGELY UNDISTURBED)  
TAX ID# 2510208=1.27AC- 0.022AC DEDICATED TO R.O.W.=1.26AC  
TOTAL DISTURBED AREA: 0.95Ac
- FLOODPLAIN COMMUNITY PANEL ZONE: (MAP# 51161C0161G)  
SITE IS NOT WITHIN FEMA DESIGNATED 100-YR FLOOD ZONE.
- ZONING: I-1, COMMERCIAL/INDUSTRIAL
- PROPOSED USE: TENANT C1=WAREHOUSE  
TENANT C2=MOTOR VEHICLE REPAIR/SERVICE
- BUILDING YARDS:  
FRONT YARD: 0' NONE REQ'D.  
SIDE YARD: 0'  
REAR YARD: 0'
- FLOOR AREA RATIO MAX.= 2.0 (PROVIDED=.35)
- IMPERVIOUS SURFACE MAX.=90% LOT AREA ALLOWED  
EXISTING=96%; POST DEVELOPMENT (PH.2)=APPROX. 81%
- PARKING REQUIREMENTS:  
WAREHOUSE: 1 SPACE PER 5,000sf BUILDING AREA UP TO 50,000sf = 5500sf/5000sf=1.1 SPACES  
MOTOR VEHICLE REPAIR/SERVICE (LANDSCAPING EQUIPMENT): 1.5/BAY = 1.5x3 = 4.5 SPACES  
TOTAL SPACES REQUIRED: 4.5+1.1 = 5.6 = 6 SPACES  
MAXIMUM PARKING REQUIREMENTS DO NOT APPLY  
PARKING SPACES PROVIDED (NEW ASPHALT PAVEMENT OR CONCRETE):  
STANDARD: 6  
HANDICAP ACCESS: 2  
DELIVERY (DOCK): 1  
TOTAL PROVIDED: 9
- TREE CANOPY REQUIREMENTS: 10% LOT AREA  
1.27AC/0.1 = 0.127AC = 5532sf  
TREE CANOPY PROVIDED: SEE LANDSCAPING PLAN

#### SHEET INDEX

- T1 -- TITLE PAGE  
C1 -- EXISTING CONDITIONS & DEMOLITION PLAN  
C2 -- LAYOUT & DIMENSIONAL PLAN  
C3 -- UTILITIES PLAN  
C4 -- GRADING & EROSION CONTROL  
C5 -- LANDSCAPING PLAN  
C6 -- ESC DETAILS & NARRATIVE  
C7 -- MISC. DETAILS & NOTES  
C8 -- MISC. DETAILS & PROFILES

#### LEGEND

	NEW GRASS		EXIST. 1FT CONTOUR
	EXIST. GRAVEL		EXIST. 5FT CONTOUR
	EXIST. ASPHALT PAVEMENT		PROPOSED CONTOUR
	EXIST. CONCRETE		NEW CURB & GUTTER
	NEW GRAVEL		EXIST. RKE. CITY STORM SEWER STRUCTURE LABEL
	NEW ASPHALT PAVEMENT		NEW (or Modified) RKE. CITY STORM SEWER STRUCT. LABEL
	NEW CONCRETE		EXIST. WWA SANITARY SEWER MH#
	EXIST. SEWER		GENERAL LAYOUT & DEVELOPMENT SHEET NOTE
	NEW SAN. SEWER LATERAL		DEMOLITION SHEET NOTE
	EXIST. WATERLINE		LANDSCAPING SHEET NOTE
	NEW WATER SVC. W/METER		UTILITY SHEET NOTE
	EXIST. OVERHEAD ELECTRIC		TC=TOP CURB
	NEW OVERHEAD ELECTRIC		EP=EDGE PAVEMENT
	EXIST. GASLINE		UON=UNLESS OTHERWISE NOTED
	NEW GASLINE		LP=LOW POINT
	EXIST. UNDERGROUND ELECTRIC		HP=HIGH POINT
	NEW UNDERGROUND ELECTRIC		
	EXIST. STORM SEWER PIPE		
	NEW STORM SEWER PIPE		
	EXIST. SPOT ELEVATION		
	NEW SPOT ELEVATION		
	ITEMS TO BE DEMOLISHED		

#### City Construction Notes to be Included on Plans

Notice: All Landowners, Developers and Contractors

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS OR THE ISSUANCE OF A STOP WORK ORDER.

#### 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 drain and/or stormwater management facilities prior to final acceptance and issuance of a certificate of occupancy by the 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.
- ROANOKE CITY RIGHT OF WAY NOTE:  
1) All work within the right-of-way shall be performed per the City of Roanoke Right Of Way Excavation and Restoration Standards.

City of Roanoke  
Planning Building and Development

DEVELOPMENT PLAN APPROVED

Agent, Planning Commission   
Development Engineer   
Zoning Administrator

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

As-Built 9/11/2014

TITLE SHEET  
BAKER AVE. PROPERTY REDEVELOPMENT  
TISA LEASING  
ROANOKE, VA

Scale: NONE  
Date: 9/3/13  
Design By: SCG  
CAD By: SCG  
Checked By:  
Project No.: 13021

Sheet No.  
**T1**