

1. THE LOCATION, DEPTH, AND ALIGNMENT OF EXISTING UNDERGROUND UTILITIES IS BASED UPON FIELD SURVEY, AVAILABLE RECORDS, OR AS LOCATED BY A UTILITY MARKING COMPANY AND SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE UTILITIES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON. CONTRACTOR SHALL CALL "MISS UTILITY" TO VERIFY LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION.

- SITE SANITARY SEWER NOTES:**
SS#1: NO NEW SERVICE IS PROPOSED.

SS#2: THE LOCATION OF THE EXISTING SANITARY SEWER LATERAL BETWEEN THE BUILDING AND THE
SANITARY SEWER MANHOLE IS UNKNOWN.

SS#3: CONTRACTOR SHALL PROTECT THE EXISTING SANITARY SEWER LATERAL DURING CONSTRUCTION.
CONTRACTOR SHALL REPAIR ANY DAMAGE INCURRED DURING CONSTRUCTION.

WL#1: UTILIZE EXISTING SERVICE.

WL#2: THE LOCATION OF THE EXISTING DOMESTIC SERVICE BETWEEN THE BUILDING AND METER IS UNKNOWN.

WL#3: CONTRACTOR SHALL PROTECT THE EXISTING DOMESTIC SERVICE LINE DURING CONSTRUCTION.
CONTRACTOR SHALL REPAIR ANY DAMAGE INCURRED DURING CONSTRUCTION.

WL#4: A NEW PRIVATE FIRE SERVICE LINE IS PROPOSED.

WL#5 CONTRACTOR IS TO INSTALL WWA APPROVED MATERIAL AND FOLLOW CONSTRUCTION METHODS DEFINED BY WESTERN VIRGINIA WATER AUTHORITY UNLESS OTHERWISE NOTED.

WL#6 ~~PRIVATE 8" WATER MAIN SHALL BE DUCTILE IRON.~~

WL#7 MAINTAIN MINIMUM 3.0' COVER ON WATERLINE.

WL#8 CONTRACTOR RESPONSIBLE FOR ALL CONSTRUCTION OF FIRE SERVICE SUBJECT TO WVWA INSPECTION
WITH EXCEPTION OF THE ACTUAL TAP WHICH WILL BE PERFORMED BY WVWA.

FM#1. THE USE GROUP CLASSIFICATION FOR THE EXISTING BUILDING WILL BE STORAGE GROUP S.

N/F
VIRGINIA TRANSFORMER CORP.
TAX NO 7050107
ZONE: I-1

FM#2: THERE IS AN EX. FIRE HYDRANT IN BERKLEY DRIVE WITH FLOWS REPORTED BY WVWA EQUAL TO:

WVWA HYDRANT ID 11141
 STATIC: 176 PSI
 RESIDUAL: 148 PSI AT 1838 GPM
 GPM AT 20 PSI: 4105 GPM

FM#3 A PROPOSED FIRE HYDRANT IS BEING PLACED ON SITE. THE EXPECTED FIRE FLOW FOR THIS HYDRANT IS ESTIMATED TO BE 3500 GPM AT 20 PSI.

NOTES:

1. ALL PROPOSED STORAGE BUILDINGS TO HAVE A PROPOSED HEIGHT OF 10'.
2. THERE ARE 80 PROPOSED UNITS THAT RANGE BETWEEN 25 SF AND 400 SF. THE MAXIMUM SIZE FOR ANY STORAGE UNIT IS 400SF.
3. THE MAXIMUM LENGTH OF BUILDING IS TWO HUNDRED FT.
4. THERE IS 15,850 SF. OF EXISTING OUTDOOR STORAGE AREA ONSITE. THIS AREA IS BEING RELOCATED BUT NOT INCREASED.
5. STRUCTURES ARE 25' APART.
6. NO ACTIVITIES SUCH AS SALE, REPAIR, FABRICATION, OR SERVICING OF GOODS, MOTOR VEHICLES, APPLIANCES, EQUIPMENT, OR MATERIALS, SHALL BE CONDUCTED FROM MINI-WAREHOUSE UNITS.
7. THE STORAGE OF EXPLOSIVE, FLAMMABLE, OR HAZARDOUS MATERIALS SHALL BE PROHIBITED.

2" SM-9.5A

6" VDOT STD. 21-A STONE
COMPACTED TO 95% STD. PROCTOR

COMPACTED SUBGRADE TO 95% PROCTOR

6" VDOT STD. 21-A STONE
COMPACTED TO 95% STD. PROCTOR

COMPACTED SUBGRADE TO 95% PROCTOR

CHAIN LINK SECURITY FENCE TO BE SELECTED BY OWNER. GATE LOCATIONS SHALL BE DIRECTED BY OWNER. FENCE TO BE INSTALLED PER MANUFACTURED RECOMMENDATIONS.

Technical drawing of a typical pavement section. The drawing shows a cross-section of a road with a central 6-inch diameter steel pipe. The pipe is painted grey and has orange reflectorized painted stripes spaced at 12 inches on center. The pipe is surrounded by concrete, and the entire section is supported by 3000 PSI high early strength concrete. The drawing includes dimensions for the pipe diameter (6" O.C.), the stripe spacing (12" O.C.), and the concrete thickness (4" and 3'-0").

FILL WITH CONCRETE

4" WIDE ORANGE REFLECTORIZED PAINTED STRIPES SPACED @ 12" O.C.

6" DIA STEEL PIPE PAINTED GREY

TYPICAL PAVEMENT SECTION

TYPICAL CONCRETE SECTION

3000 PSI HIGH EARLY STRENGTH CONCRETE

4"

3'-0"

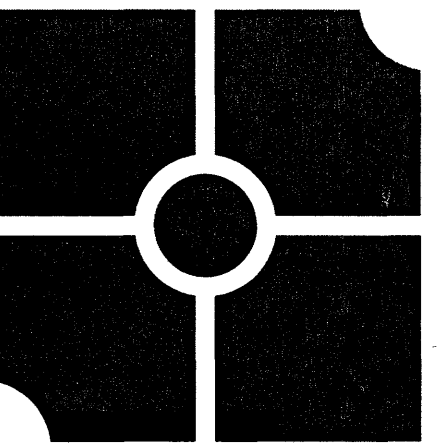
VARIES

6" 6" 6"

TIMBERS TO BE PLACED ALONG OUTSIDE PERIMETER OF THE GRAVEL AREA.

**TWO BOLLARDS PLACED AT EACH
CORNER OF PROPOSED BUILDINGS**

APPROVED
SEP 09 2014



parker
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**Berkley Self Storage Expansions
Prepared for
Front Street Investments, LLC
City of Roanoke, VA**

REVISIONS:

Per City Comments
24 July 2014

DESIGNED BY: SRB/SLR

DRAWN BY: SRB/SLR

CHECKED BY: SLR

SCALE: As Shown

DATE: May 20, 2014

SHEET TITLE:

Site Dimensional and Utility Plan

C03
03 OF 09
PROJECT NUMBER:
10-0041-01