

SITE INFORMATION:

OWNER/DEVELOPER: BARLEY LEASING, LLC
P.O. BOX 700
SALEM, VA 24153

TAX MAP NUMBER: 065.00-02-44.00

MIN. LOT SIZE: 20,000 S.F. (0.46 AC) WITH PUBLIC WATER/SEWER
ACTUAL LOT SIZE: 22.03 AC

ZONING: I-2

MIN. FRONTAGE REQUIRED: 100 FEET

EXISTING USE: WAREHOUSING AND DISTRIBUTION

SETBACK REQUIREMENTS:
FRONT: 30 FEET OR 20 FEET WHEN ALL PARKING IS LOCATED
BEHIND THE FRONT BUILDING LINE
SIDE: 10 FEET
REAR: 15 FEET

MAXIMUM BUILDING COVERAGE: 75%
ACTUAL BUILDING COVERAGE: APPROX. 10%

MAXIMUM BUILDING HEIGHT: NONE WHEN ADJOINING INDUSTRIAL

MAXIMUM LOT COVERAGE: 90%
LOT COVERAGE PROVIDED: 26%

PARKING:
REQUIRED PARKING: 65 TOTAL SPACES, 3 HANDICAP
15,750 S.F. OFFICE/ADMINISTRATIVE AT 1 SPACE PER 300 S.F. = 52 SPACES
66,800 S.F. STORAGE/WAREHOUSING AT 1 SPACE PER 5,000 S.F.=13 SPACES

EXISTING PARKING: 66 SPACES
PROPOSED PARKING: 86 SPACES = 152 TOTAL SPACES PROVIDED

LOADING SPACES REQUIRED: NONE REQUIRED

FEMA MAP #: 51161C0119G (EFFECTIVE DATE 9/28/07)
AREA BEING DEVELOPED LIES WITHIN FEMA ZONE AE (100-YR FLOODPLAIN)

RIGHT-OF-WAY LANDSCAPING: 1 LARGE DECIDUOUS TREE PER 30 LF OF FRONTAGE
2 SHRUBS PER 5 LF OF FRONTAGE

168 LF OF FRONTAGE ALONG MAYFAIR DRIVE = 6 LARGE TREES AND 67 SHRUBS
240 LF OF FRONTAGE ALONG BARLEY DRIVE = 8 LARGE TREES AND 96 SHRUBS

SITE LANDSCAPING: 1 LARGE TREE PER PARKING LOT ISLAND = 6 TREES REQUIRED
3 SHRUBS PER 15 PARKING SPACES = 18 SHRUBS REQUIRED

TOTAL REQUIRED = 20 LARGE TREES AND 181 SHRUBS
TOTAL PROVIDED = 21 LARGE TREES AND 181 SHRUBS

LANDSCAPE CROWN COVERAGE: 35% REQUIRED
PARKING LOT AREA = 34,300 SF
CROWN COVERAGE REQUIRED = 12,005 SF
CROWN COVERAGE PROVIDED = 27,155 SF

DEMOLITION NOTES

DEMOLITION SHALL INCLUDE, UNLESS OTHERWISE NOTED ON DRAWINGS, REMOVAL OF EXISTING OBJECTS OR IMPROVEMENTS, WHETHER INDICATED ON THE DRAWINGS OR NOT, THAT WOULD IN THE OPINION OF THE OWNER, PREVENT OR INTERFERE WITH THE PROGRESS OR COMPLETION OF THE PROPOSED WORK.

PERMITS, FEES AND LICENSES SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR, INCLUDING DISPOSAL CHARGES AS REQUIRED.

WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITIES IN DEMOLITION OF EXISTING PAVEMENT, CURBS AND GUTTERS, DRAINAGE STRUCTURES AND UTILITIES AS MAY BE REQUIRED.

ALL EXISTING UTILITIES TO ANY BUILDINGS SHOWN TO BE RAZED SHALL BE DISCONNECTED AND PLUGGED OR CAPPED AS REQUIRED BY THE COUNTY.

CONTRACTOR SHALL SAW-CUT ALL JOINTS WHERE EXISTING CURBING, PAVEMENT AND SIDEWALK IS TO BE DEMOLISHED AND NEW CONSTRUCTION JOINS THE EXISTING.

FOR DEMOLITION OF BUILDINGS, CONTRACTOR SHALL DEMOLISH AND REMOVE BELOW GRADE CONSTRUCTION AND CONCRETE SLABS ON GRADE TO A MINIMUM DEPTH OF TWO FEET BELOW PROPOSED SUBGRADE.

CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND VOIDS FROM DEMOLITION OR REMOVAL OF STRUCTURES (UNDERGROUND FUEL STORAGE TANK, BASEMENTS, WELLS, ETC.) USING APPROVED SELECT FILL MATERIAL.

ALL EXISTING CURBING, CONCRETE SIDEWALK, ENTRANCES, BUILDING FOUNDATIONS AND TREES AND BRUSH THAT ARE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR. BUILDING DEBRIS, ETC. SHALL NOT BE USED AS FILL MATERIAL ON THE SITE.

CONTRACTOR SHALL PROVIDE THE FOLLOWINGS PROTECTIONS AT THE JOB SITE:

MAKE ARRANGEMENTS, BEFORE INITIATING DEMOLITION, FOR RELOCATING, DISCONNECTION, REROUTING, ABANDONING, OR SIMILAR ACTION AS MAY BE REQUIRED RELATIVE TO UTILITIES AND OTHER UNDERGROUND PIPING, TO PERMIT WORK TO PROCEED WITHOUT DELAY. ARRANGEMENTS SHALL BE MADE IN ACCORDANCE WITH REGULATIONS OF AUTHORITIES OF UTILITIES MENTIONED, SUCH AS OVERHEAD AND UNDERGROUND POWER AND TELEPHONE LINES AND EQUIPMENT, GAS PIPING, STORM SEWERS, SANITARY SEWERS, OR WATER PIPING. CONTRACTOR SHALL NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING AND/OR POLLUTION.

ENSURE SAFE PASSAGE OF PERSONS AROUND ALL AREAS OF DEMOLITION.

CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES, OR INJURY TO PERSONS.

PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO THE OWNER.

MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. PREVENT INTERUPTION OF EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES.

USE WATER SPRINKLING AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL.

COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

SITE NOTES:

1. G.C. TO MAKE SANITARY SEWER TAP TO EXISTING MANHOLE. MANHOLE CONNECTION TO BE CORED WITH A BOOT INSTALLED.

2. PLEASE REFER TO SHEET C-5 FOR PROPOSED WATERLINE EXTENSION DETAILS. G.C. TO FURNISH AND INSTALL TAPPING SLEEVE AND VALVE, TAP TO BE MADE BY WWA. CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION AND SHORING PER OSHA REGULATIONS.

3. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, & VDOT.

4. A SIGN PERMIT MUST BE OBTAINED SEPARATELY FROM ROANOKE COUNTY PRIOR TO INSTALLATION OF ANY NEW SIGNAGE ON-SITE.

5. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.

6. ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATIVE PIPE SIZE OR MANHOLES OR ESC MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. PLAN SHEETS CAN BE 8.5"x11" IF THE INFORMATION IS LEGIBLE.

7. ALL DUMPSTERS AND/OR GROUND LEVEL EQUIPMENT SHALL BE SCREENED PER SECTION 30-92-6(E) OF THE ROANOKE COUNTY ZONING ORDINANCE.

8. ALL CURVE RADII ARE 5' UNLESS OTHERWISE SHOWN.

9. A SIGN PERMIT MUST BE OBTAINED FROM ROANOKE COUNTY PER SECTION 30-93 OF THE ROANOKE COUNTY ZONING ORDINANCE PRIOR TO INSTALLATION OF ANY SIGNAGE.

10. ALL EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED, AND ARRANGED PER SECTION 30-94 OF THE ROANOKE COUNTY ZONING ORDINANCE. A PHOTOMETRIC PLAN MAY BE REQUIRED.

11. A 10' LANDSCAPE BUFFER IS REQUIRED IN ALL AREAS ADJACENT TO A PUBLIC RIGHT-OF-WAY AND THE NEW PARKING AREAS PER SECTION 30-92-6(B) OF THE ROANOKE COUNTY ZONING ORDINANCE.

SYMBOL	BOTANICAL NAME:	COMMON NAME:	PLANTING SPECS:	QUANTITY:	UNIT COST:	COST:	CANOPY:	CANOPY:
	ACER RUBRUM 'OCTOBER GLORY'	'OCTOBER GLORY' RED MAPLE	MIN. PLANTING SIZE 1.5" CALIPER BDH	12	50.00	600.00	1,250 SF	15,000 SF
	ZELKOVA SERRATA 'GREEN VASE'	'GREEN VASE' ZELKOVA	MIN. PLANTING SIZE 1.5" CALIPER BDH	9	40.00	360.00	1,250 SF	11,250 SF
	ILEX CRENATA 'GREEN LUSTRE'	GREEN LUSTRE JAPANESE HOLLY	24"	121	20.00	2,440.00	5 SF	605 SF
	AZALEA 'HERSHEY RED'	EVERGREEN AZALEA 'HERSHEY RED'	24"	60	20.00	1,200.00	5 SF	300 SF
						TOTAL COST		TOTAL CANOPY
						4,600		27,155 SF



PLANNERS • ARCHITECTS
ENGINEERS • SURVEYORS

1208 Corporate Circle
Roanoke, Virginia 24018
Phone: 540/772-9580
FAX: 540/772-8050

15871 City View Drive
Suite 200
Midlothian, Virginia 23113
Phone: 804/784-0271
FAX: 804/784-2635

880 Technology Park Drive
Suite 200
Glen Allen, Virginia 23059
Phone: 804/853-0132
FAX: 804/853-0133

448 Peppers Ferry Road, NW
Christiansburg, Virginia 24073
Phone: 540/381-4280
FAX: 540/381-4281

1581 Commerce Road
Suite 401
Vienna, Virginia 24462
Phone: 540/248-9220
FAX: 540/248-9221

BLUE RIDGE BEVERAGE
LAYOUT & UTILITY PLAN
ROANOKE COUNTY, VIRGINIA

DRAWN BY: CPB
DESIGNED BY: CPB
CHECKED BY: SMH
DATE: 7-2-08
REVISIONS:
8-13-08
9-10-08

SCALE: 1"=30'
SHEET NO.
C-3
JOB NO.
R0800130.00