SITE PLANS
2743 FRANKLIN ROAD, SW
CADILLAC SELF-STORAGE
JANUARY 31, 2022
REVISED: APRIL 06, 2022

SITE INFORMATION

PROPERTY OWNER: ZRP ROANOKE STORAGE, LLC
PROPERTY ADDRESS: 2743 FRANKLIN RD SW
CITY PROJECT#: CP22-0003
PARCEL ID#: 1280603
PROPERTY ZONING: CG - COMMERCIAL GENERAL
DESIGN OVERLAY: N/A
EXISTING USE: COMMERCIAL \ INDUSTRIAL (FORMERLY VALLEY CADILLAC)
SITE AREA: 3.6 - ACRES
PROPOSED USE: SELF STORAGE BUILDING
SPECIFICALLY DEFINED IN THE ZONING CODE APPENDIX A - DEFINITIONS: SELF-STORAGE BUILDING: A BUILDING THAT CONTAINS ENCLOSED STORAGE UNITS LEASED FOR LONG-TERM STORAGE OF PERSONAL PROPERTY, WHERE ACCESS TO EACH UNIT IS PROVIDED FROM THE INTERIOR OF THE BUILDING.

MIN LOT AREA: 10,000 - SF
MINIMUM FRONTAGE: 100 - FT
MINIMUM FRONT YARD: 0 - FT \ MAX. 30 - FT
MINIMUM SIDE YARD: 0 - FT
MINIMUM REAR YARD: 0 - FT

MAXIMUM BUILDING HEIGHT: NO RESTRICTION - PROPERTY DOES NOT ABUT RESIDENTIAL
MAXIMUM FLOOR AREA RATIO: 5.0
- **EXISTING F.A.R.:** 0.17
- **PROPOSED F.A.R.:** 0.42

MAXIMUM IMPERVIOUS COVERAGE: 85%
- **EXISTING:** 74%
- **PROPOSED:** NO INCREASE

PARKING REQUIRED: MIN. N/A \ MAX. NOT REQUIRED
PARKING PROVIDED: 27 EXISTING TO REMAIN (FOR ADJOINING PROPERTY USE BY EASEMENT) & 6 NEW SPACES INCLUDING 2 VAN ACCESSIBLE H.C. SPACES.

LANDSCAPING:
- BUFFER REQUIRED ALONG MX ADJOINING PARCEL. MET WITH APPROVAL OF EXISTING TREES TO REMAIN.
- TREE CANOPY REQUIRED: 10% OF SITE AREA = 15,822 - S.F.
- EXISTING CANOPY TO REMAIN: (±20,500 - S.F.)
- NO INTERIOR PARKING LOT LANDSCAPING FOR 6 OR LESS SPACES

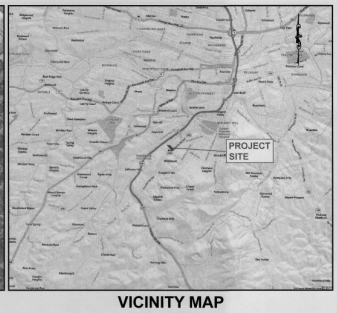
ROANOKE CITY CONSTRUCTION PROCEDURE REQUIREMENTS:

1. **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.
2. **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.
3. **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.
4. **LOCATION OF UTILITIES** - THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
5. **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.
6. **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.
7. **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.
8. **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
9. **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.
10. **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 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.
11. **RIGHT-OF-WAY CONSTRUCTION** - "WORK IN THIS AREA IS TO BE PERFORMED PER THE CITY OF ROANOKE RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS".

CITY APPROVALS

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
Development Engineer: Aaron Cypher — Date

VICINITY MAP
1" = 500'



VICINITY MAP
1" = 5,000'

CONTACT INFORMATION:

Engineer/ Surveyor: Parker Design Group, Inc
2122 Carolina Ave SW
Roanoke, VA 24014
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Peter Hillerman, AIA
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PH: (404) 550-0715 ext.-1001

Owner: ZRP ROANOKE STORAGE, LLC
210 WINGO WAY
MT. PLEASEANT, SC 29464
ATTN - BEN HALLETT, PROJECT MANAGER
PH: (843) 708-6398

Developer: Ziff Propeties, Inc.
210 Wingo Way
Mt. Pleasant, SC 29464
Attn - Ben Hallett, Project Manager
PH: (843) 708-6398

SHEET LIST

SHEET LIST TABLE

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BEFORE YOU DIG CALL MISS UTILITY OF VIRGINIA

VIRGINIA LAW REQUIRES CONTRACTOR TO CONTACT MISS UTILITY (811) IN ADVANCE OF PLANNED WORK.

ADVANCE TIME PERIOD SHALL BE AT LEAST 48 HOURS (www.missutilityofvirginia.com).

CONTACT THE CITY OF ROANOKE ENVIRONMENTAL REVIEWER, CITY CONSTRUCTION COORDINATOR, AND MISS UTILITY 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.

PLAN LEGEND:

BUILDING
BUILDING CANOPY/ OVERHEAD
CONCRETE SIDEWALK
ASPHALT - STANDARD
ASPHALT - HEAVY DUTY
CONCRETE PAVEMENT
RETAINING WALL
1001 — CONTOUR - MINOR
1000 — CONTOUR - MAJOR
10.55 — SPOT ELEVATION
LOD — LIMITS OF DISTURBANCE
X — GENERIC FENCE LINE
O — CHAIN LINK FENCE
O — WOOD PANEL FENCE
CURB AND GUTTER
EDGE OF PAVEMENT
ROAD CENTERLINE
UGE — UNDERGROUND ELECTRIC
UGT — UNDERGROUND TELECOM
UGE/UGT — UNDERGROUND ELECTRIC/TELECOM
CATV — CATV (CABLE)
FO — FIBER OPTICS LINE
G — NATURAL GAS
W — WATER LINE
UTILITY EASEMENT
SS — SS — SANITARY SEWER PIPE
STORM SEWER PIPE

ADA PARKING SYMBOL
SIGN - 1 POST
SIGN - 2 POST
SIGN - 3 POST
CONCRETE WHEEL STOP
BOLLARD
TRAFFIC ARROW
10 — PARKING COUNT
GENERIC WATER VALVE
WATER GATE VALVE
WATER PIPE FITTINGS
WATER METER
WATER BLOW OFF VALVE
AIR RELEASE VALVE
YARD HYDRANT
FIRE HYDRANT
WATER MANHOLE
STORM MANHOLE
STORM INLETS
CLEANOUT
SANITARY MANHOLE
1 — STORM STRUCTURE KEY
A — SANITARY STRUCTURE KEY

ABBREVIATIONS AND SYMBOLS

SYMBOLS

@	AT
℄	CENTERLINE
▯	PLATE
ø	DIAMETER
°	DEGREE

ABBREVIATIONS

A	AREA
AC	ACRE(S)
BC	BACK OF CURB
BLDG	BUILDING
BOTT.	BOTTOM
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CF	CUBIC FEET
CG	CURB AND GUTTER
C.I.	CAST IRON
CI	CURB INLET
CIP	CAST IN PLACE
CJ	CONSTRUCTION JOINT
CLR.	CLEAR
C.O.	CLEANOUT
CONC.	CONCRETE
CONT.	CONTINUOUS
CY	CUBIC YARD(S)
D.B.	DEED BOOK
D.I.	DUCTILE IRON
DI	DROP INLET
DIA.	DIAMETER
DS	DOWNSPOUT
EA.	EACH
E.F.	EACH FACE
ELEV.	ELEVATION
EX.	EXISTING
EXP.	EXPANSION
E.W.	EACH WAY
FC	FACE OF CURB
FF	FINISHED FLOOR
FL	FLOW LINE
FT	FOOT (FEET)
GA	GAUGE
GALV.	GALVANIZED
GS	GROUND SHOT
GV	GATE VALVE
ID	INSIDE DIAMETER
INV.	INVERT
JT.	JOINT
LAT	LATERAL
LB	POUND
LBS	POUNDS
LF	LINEAR FOOT (FEET)
MAT'L.	MATERIAL
MAX.	MAXIMUM
MFR.	MANUFACTURER
MH	MANHOLE
MIN.	MINIMUM
M.J.	MECHANICALLY JOINED
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
PB	PLAT BOOK
PL	PROPERTY LINE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REQ'D.	REQUIRED
R/W	RIGHT-OF-WAY
SS	SANITARY SEWER
SF	SQUARE FOOT (FEET)
SPEC.	SPECIFICATION
SPECS	SPECIFICATIONS
SQ.	SQUARE
STM	STORM
STD.	STANDARD
SW	SIDEWALK
SWM	STORM WATER MANAGEMENT
SY	SQUARE YARD(S)
TDC	TURNED DOWN CURB
TEMP.	TEMPORARY
TS	TOP OF STEP
TW	TOP OF WALL
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VAR.	VARIABLE
VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
VESCH	VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK
WV	WATER VALVE
WWF	WELDED WIRE FABRIC

COMMONWEALTH OF VIRGINIA
JACK D. ELLINWOOD
Lic. No. 001107
04-04-2022
LANDSCAPE ARCHITECT

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CADILLAC SELF-STORAGE
2743 FRANKLIN ROAD, SW.
SITE PLAN
TAX NUMBER: 1280603
CITY OF ROANOKE, VIRGINIA

REVISIONS
1ST REVIEW COMMENTS, MARCH 10, 2022.
2ND REVIEW COMMENTS, APRIL 06, 2022.

DESIGNED BY: PDG
DRAWN BY: JMD/JDE
CHECKED BY: JDE
SCALE: N/A
DATE: JANUARY 31, 2022
PROJECT NUMBER: 21-0225
SHEET TITLE: **COVER SHEET**

C01

As-Built K. Winslow 3.13.23