

FORT KNOX
STORAGE FACILITY
ROANOKE, VIRGINIA

LORA J. KATZ, AIA
ARCHITECTURE / INTERIOR DESIGN

3525 GRANDIN ROAD, SW
ROANOKE, VIRGINIA 24018

540.597.8223

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

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 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.

SITE ADDRESS
5411 WILLIAMSON RD.
ROANOKE, VIRGINIA 24012

OWNER CONTACT
JAMES CHERNEY
2200 SILAS CREEK PKWY STE 8B
WINSTON SALEM, NC 27103

ENGINEER CONTACT
LMW P.C.
ENGINEERING - ARCHITECTURE - SURVEYING - LANDSCAPE DESIGN
CONTACT PERSON: DOUGLAS R MEREDITH JR., P.E., L.L.S.
EMAIL: dmeredith@lmwpc.net

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PROJECT NOTES

PROPERTY OWNER: FORT KNOX 5411 WILLIAMSON ROAD LLC
2200 SILAS CREEK PKWY STE 8B
WINSTON SALEM, NC 27103

ENGINEER:
LMW PROFESSIONAL CORPORATION
102 ALBEMARLE AVE., S.E.
ROANOKE, VIRGINIA 24013
(540) 345-0875

SITE NOTES

TAX#: 2200202 & 2200244
LEGAL REFERENCE: INSTR. # 170014059
ZONING CLASSIFICATION: GLS

PROPOSED USE OF SITE: STORAGE FACILITY
WESTERN VIRGINIA WATER AUTHORITY AVAILABILITY NO:

TOTAL LOT AREA: 11.02 ACRES
TOTAL ACREAGE OF LAND TO BE DEVELOPED: 8.927 ACRES
TOTAL ACREAGE OF LAND TO BE DISTURBED: 3.078 ACRES

MINIMUM LOT AREA: 43,560 SQ.FT.
MAXIMUM LOT AREA: NONE
MINIMUM LOT FRONTAGE: 100'
MAXIMUM LOT FRONTAGE: NONE

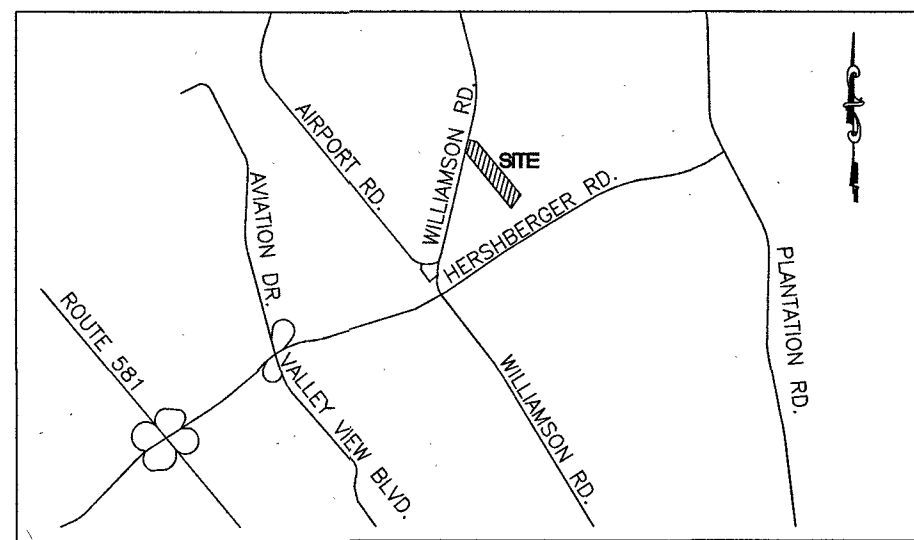
LOT FRONTAGE PROVIDED: 339'
LOT DENSITY PROVIDED:
MAXIMUM IMPERVIOUS RATIO: 80%
IMPERVIOUS SURFACE RATIO PROVIDED:
MAXIMUM/MINIMUM DEPTH OF FRONT YARD: N/A
MINIMUM SIDE YARD: 0'
MINIMUM REAR YARD FOR A PRINCIPAL STRUCTURE: 0'
MAXIMUM HEIGHT OF STRUCTURE: 45'

MINIMUM TREE CANOPY (10% OF DEVELOPED SITE)
PROVIDED TREE CANOPY

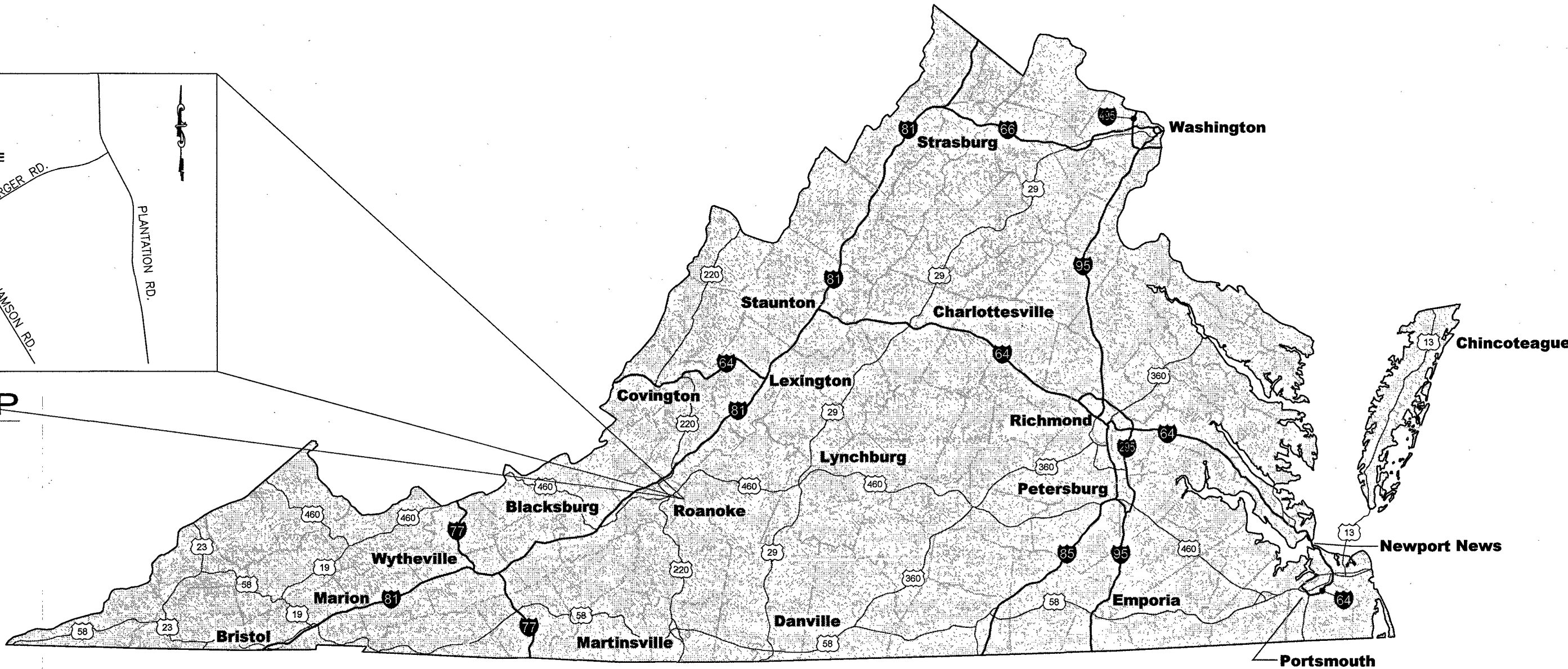
PARKING REQUIRED: 1 SPACE FOR EVERY 10,000 SQ.FT.
102,856.38 SQ.FT. = 11.28 SPACES

PARKING PROVIDED: 46 SPACES AND 2 ADA SPACES

EVENTUAL SYSTEM DISCHARGE: TINKER CREEK



VICINITY MAP
NO SCALE

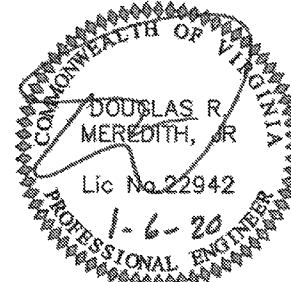


VIRGINIA LOCATION MAP
NO SCALE

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.
Agent, Planning Commission: Ian D. Shaw
Development Engineer: AC Cypher
Zoning Administrator: [Signature]
Date: [Blank]
[Signature] [Blank]
[Signature] [Blank]

ROANOKE CITY USE ONLY

LMW P.C. 102 Albemarle Ave.
Roanoke, Virginia 24013
Engineering
Architecture
Surveying
Landscape Design
www.lmwpc.net
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lmweng@lmwpc.net



FORT KNOX
STORAGE FACILITY

COMM. NO.: 4702

PROJECT REVISION			
No.	Date	Description	By

PROJECT TITLE
FORT KNOX STORAGE FACILITY
5411 WILLIAMSON ROAD
ROANOKE, VA 24012
TAX NO: 2200202 / 2200244

PROJECT ARCHITECT	: LJK
DRAWN BY	: LJK
CHECKED BY	: ---
NO.	REVISION DESCRIPTION DATE
1	PER CITY OF ROANOKE 11/04/19
3	PER CITY OF ROANOKE 11/25/19
4	PER CITY OF ROANOKE 12/13/19

COMM. NO. 4702 DATE 4/17/18

DRAWING TITLE
COVER SHEET

DRAWING

T-1

SHEET 1 OF 10

JB Plumbing

As-Built

Bruce Peters

7-23-2020