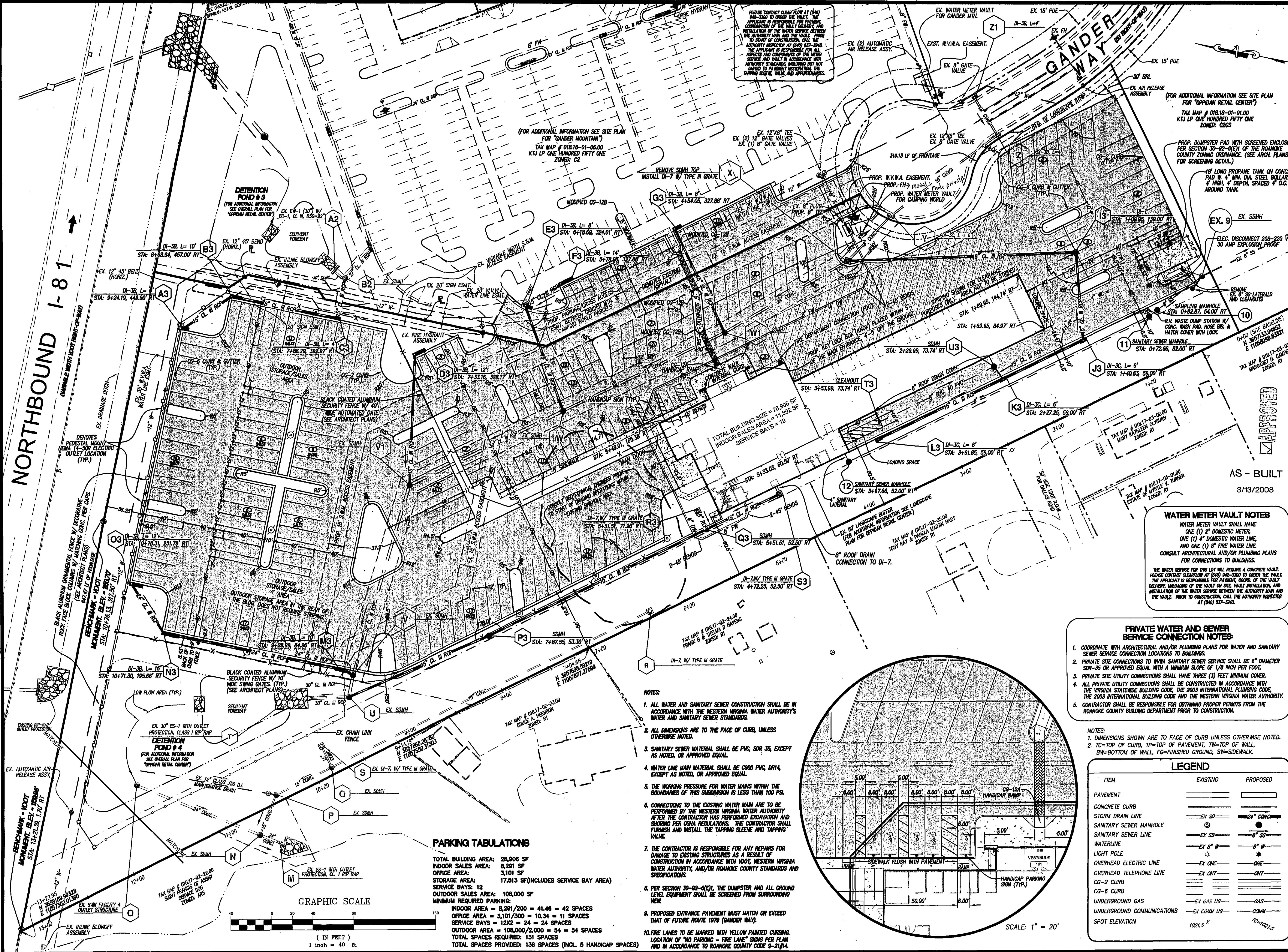


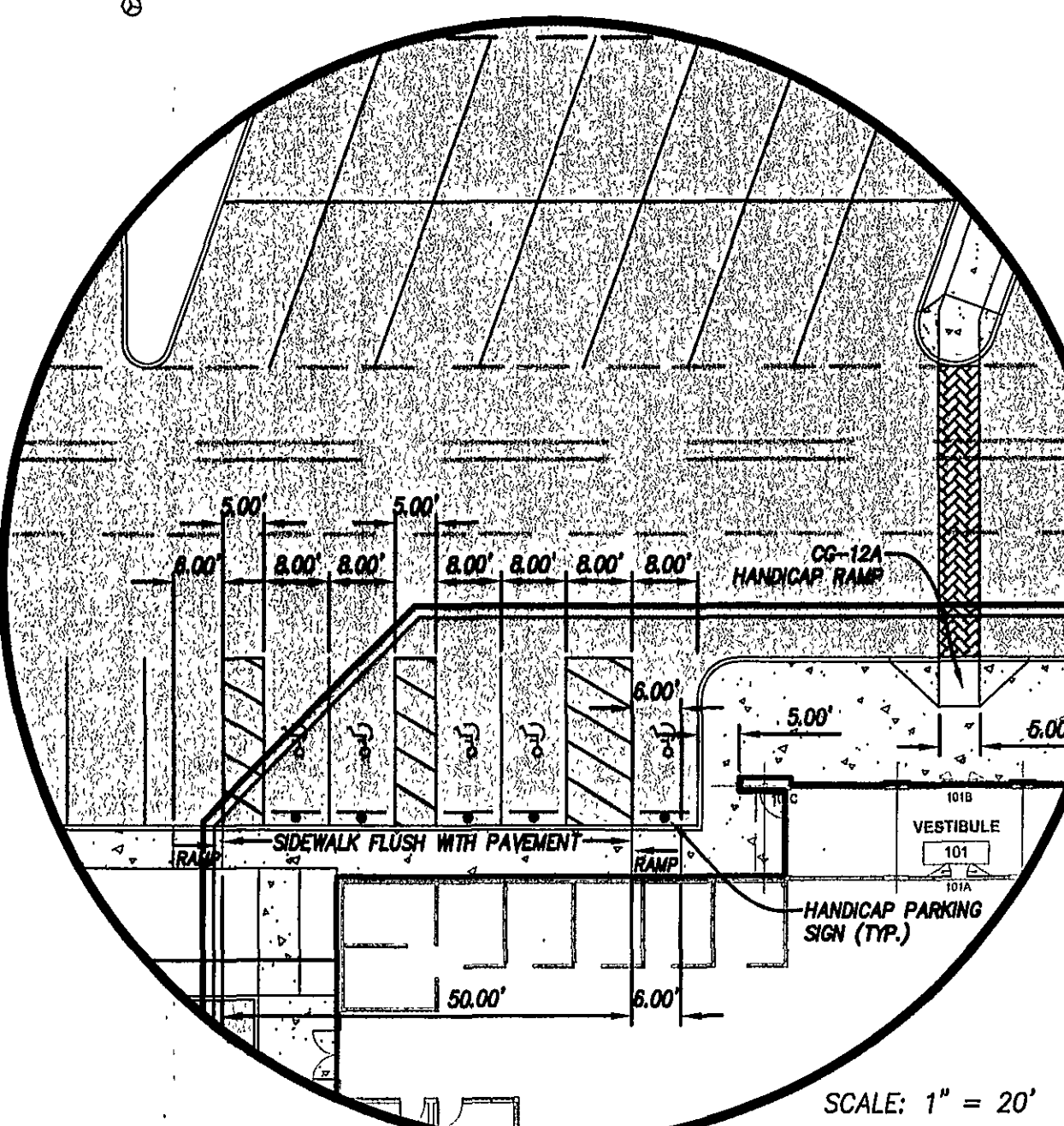


NORTHBOUND I-81
RIGHT-OF-WAY

PARKING TABULATIONS

INDOOR AREA:	28,908 SF
INDOOR SALES AREA:	8,291 SF
OFFICE AREA:	3,101 SF
STORAGE AREA:	17,513 SF (INCLUDES SERVICE BAY AREA)
SERVICE BAYS:	12
OUTDOOR SALES AREA:	108,000 SF
MINIMUM REQUIRED PARKING:	
INDOOR:	$8,291 / 200 = 41.46 = 42$ SPACES
OFFICE:	$3,101 / 200 = 15.51 = 16$ SPACES
SERVICE BAYS:	$12 \times 24 = 288$ SPACES
OUTDOOR:	$108,000 / 2,000 = 54 = 54$ SPACES
TOTAL SPACES REQUIRED:	131 SPACES
TOTAL SPACES PROVIDED:	136 SPACES (INCL. 5 HANDICAP SPACES)

- NOTES:**
1. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WESTERN VIRGINIA WATER AUTHORITY'S WATER AND SANITARY SEWER STANDARDS.
 2. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 3. SANITARY SEWER MATERIAL SHALL BE PVC, SDR 35, EXCEPT AS NOTED, OR APPROVED EQUAL.
 4. WATER LINE MAIN MATERIAL SHALL BE C900 PVC, DR14, EXCEPT AS NOTED, OR APPROVED EQUAL.
 5. THE WORKING PRESSURE FOR WATER MAINS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IS LESS THAN 100 PSI.
 6. CONNECTIONS TO THE EXISTING WATER MAIN ARE TO BE PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY AFTER THE CONTRACTOR HAS PERFORMED EXCAVATION AND SHORING PER OSHA REGULATIONS. THE CONTRACTOR SHALL FURNISH AND INSTALL THE TAPPING SLAVE AND TAPPING VALVE.
 7. THE CONTRACTOR IS RESPONSIBLE FOR ANY REPAIRS FOR DAMAGE TO EXISTING STRUCTURES AS A RESULT OF CONSTRUCTION IN ACCORDANCE WITH 1001 WESTERN VIRGINIA WATER AUTHORITY, AND/OR ROANOKE COUNTY STANDARDS AND SPECIFICATIONS.
 8. PER SECTION 30-82-6(C)(1), THE DUMPSTER AND ALL GROUND LEVEL EQUIPMENT SHALL BE SCREENED FROM SURROUNDING VIEW.
 9. PROPOSED ENTRANCE PAVEMENT MUST MATCH OR EXCEED THAT OF FUTURE ROUTE 1070 (GANDER WAY).
 10. FIRE LINES TO BE MARKED WITH YELLOW PAINTED CURBING. LOCATION OF "NO PARKING - FIRE LANE" SIGNS PER PLAN AND IN ACCORDANCE TO ROANOKE COUNTY CODE 9-219.4.



WATER METER VAULT NOTES

WATER METER VAULT SHALL HAVE

- ONE (1) 2" DOMESTIC WATER METER
- AND ONE (1) 4" FIRE WATER LINE
- CONSULT ARCHITECTURAL AND/OR PLUMBING PLANS FOR CONNECTIONS TO BUILDINGS.

THE WATER SERVICE FOR THIS LOT WILL REQUIRE A CONCRETE VAULT. PLEASE CONTACT CLEARFLOW AT (840) 945-3300 TO ORDER THE VAULT. THE APPLICANT IS RESPONSIBLE FOR PAYMENT, COORD. OF THE VAULT DELIVERY, UNLOADING OF THE VAULT ON SITE, VAULT INSTALLATION, AND INSTALLATION OF THE WATER SERVICE BETWEEN THE AUTHORITY MAIN AND THE VAULT. PRIOR TO CONSTRUCTION, CALL THE AUTHORITY INSPECTOR AT (840) 337-3343.

- PRIVATE WATER AND SEWER SERVICE CONNECTION NOTES:**
1. COORDINATE WITH ARCHITECTURAL AND/OR PLUMBING PLANS FOR WATER AND SANITARY SEWER SERVICE CONNECTION LOCATIONS TO BUILDINGS.
 2. PRIVATE SITE CONNECTIONS TO WVA SANITARY SEWER SERVICE SHALL BE 6" DIAMETER SDR-35 OR APPROVED EQUAL WITH A MINIMUM SLOPE OF 1/8 INCH PER FOOT.
 3. PRIVATE SITE UTILITY CONNECTIONS SHALL HAVE THREE (3) FEET MINIMUM COVER.
 4. ALL PRIVATE UTILITY CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE VIRGINIA STATEWIDE BUILDING CODE, THE 2003 INTERNATIONAL PLUMBING CODE, THE 2003 INTERNATIONAL BUILDING CODE AND THE WESTERN VIRGINIA WATER AUTHORITY.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PROPER PERMITS FROM THE ROANOKE COUNTY DEPARTMENT PRIOR TO CONSTRUCTION.

- NOTES:**
1. DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. TC=TOP OF CURB, TP=TOP OF PAVEMENT, TW=TOP OF WALL, BW=BOTTOM OF WALL, FG=FINISHED GROUND, SW=SIDEWALK.

LEGEND

ITEM	EXISTING	PROPOSED
PAVEMENT	---	---
CONCRETE CURB	---	---
STORM DRAIN LINE	---	---
SANITARY SEWER MANHOLE	---	---
SANITARY SEWER LINE	---	---
WATERLINE	---	---
LIGHT POLE	---	---
OVERHEAD ELECTRIC LINE	---	---
OVERHEAD TELEPHONE LINE	---	---
CO-2 CURB	---	---
CO-6 CURB	---	---
UNDERGROUND GAS	---	---
UNDERGROUND COMMUNICATIONS	---	---
SPOT ELEVATION	1021.5 X	TC=1021.5

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

4664 BRAVILTON AVENUE
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

PHONE: (840) 774-4411
FAX: (840) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

22908
BY: [Signature]
DATE: 2/29/08
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA
EXPIRATION DATE: 12/31/2010

DIMENSIONAL LAYOUT

CAMPING WORLD
AT THE OPPIDAN RETAIL CENTER
PREPARED FOR
OPPIDAN INVESTMENT COMPANY
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

DATE: FEBRUARY 29, 2008
SCALE: 1" = 40'
COMMISSION NO: 2006-224C
SHEET 5 OF 12