

DEVELOPMENT PLAN APPROVED

Date

Agent, Planning Commission B. Brown 9-27-06

Development Engineer Conley Taylor 9-28-06

Zoning Administrator Henry P. Lindgren 9/28/06

Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.

ZONING:	INDUSTRIAL DISTRICT (I-1)
PROPOSED USE:	STORAGE BUILDING
SITE ACREAGE:	0.85 AC.
PROPOSED FLOOR AREA:	7,200 S.F. (0.165 AC)
MAXIMUM FLOOR AREA RATIO:	2
PROPOSED FLOOR AREA RATIO:	7,200 S.F. / 37028 SF = 0.2
MAXIMUM IMPERVIOUS SURFACE RATIO:	90%
PROPOSED IMPERVIOUS SURFACE RATIO:	28%
FRONT YARD (MAXIMUM):	30'
PROPOSED FRONT YARD:	30'

1. THE PROPERTY SHOWN ON THIS PLAN IS LOCATED ON PORTIONS OF CITY OF ROANOKE TAX ASSESSMENT MAP NO. 1112405, 1112406, 1112407 AND 1112408.

2. OWNER/DEVELOPER: KAZIM TEMPLE CORPORATION
628 CAMPBELL AVENUE, SW
ROANOKE, VIRGINIA 24016
3. THE BOUNDARY IS BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
4. SOURCE OF TOPOGRAPHY IS A SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2006.
5. NO TITLE REPORT WAS FURNISHED FOR THIS PROPERTY.
6. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE ACCESSED BY PUBLIC ROADS.
7. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY WESTERN VIRGINIA
SANITARY SEWER.

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ROANOKE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
3. NO SUBSOIL INVESTIGATIONS HAVE BEEN FURNISHED TO THE DESIGNING ENGINEER.
4. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
6. SEE 2001 VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILS.
7. THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LANDFILLABLE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.
8. NO DEVIATION TO THE DEVELOPMENT PLANS SHALL BE MADE WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER AND/OR THE CITY OF ROANOKE.
9. ANY ALTERATIONS TO THE UTILITY INFRASTRUCTURE, GRADE CHANGES, OR ANY ALIGNMENT CHANGES SHALL REQUIRE A NEW SET OF PLANS SEALED BY THE CONSULTING ENGINEER, AND SHALL REQUIRE APPROVAL BY ROANOKE CITY.
10. ALL NECESSARY UTILITY LATERALS ALONG WITH PROVISIONS FOR CONDUITS (I.E. WATER, SEWER, STORM, GAS AND TELEPHONE) WILL BE CONSTRUCTED PRIOR TO THE PLACEMENT OF BASE MATERIAL.
11. THE ENTIRE CONSTRUCTION AREA INCLUDING DITCHES AND/OR PAVEMENT IS TO BE BACKFILLED AND SEEDED AT THE EARLIEST POSSIBLE TIME AFTER FINAL GRADING.

1. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
2. TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE.
3. FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER.
4. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN EIGHT (8) INCH LOOSE LIFTS AND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698, STANDARD PROCTOR. MAINTAIN MOISTURE CONTENT OF FILL MATERIAL WITHIN THREE (3) PERCENT OF OPTIMUM TO ATTAIN REQUIRED COMPACTION DENSITY.
5. NO SUBSURFACE SOILS INFORMATION HAS BEEN FURNISHED TO THE DESIGNING ENGINEER (LUMSDEN ASSOCIATES, P.C.). A QUALIFIED GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF VIRGINIA, SHOULD BE CONSULTED CONCERNING SOIL STABILITY, SLOPE STABILIZATION, SOIL COMPACTION, TESTING, AND OTHER SOIL CHARACTERISTICS. LUMSDEN ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY RELATING TO FAILURES RESULTING FROM SAME.

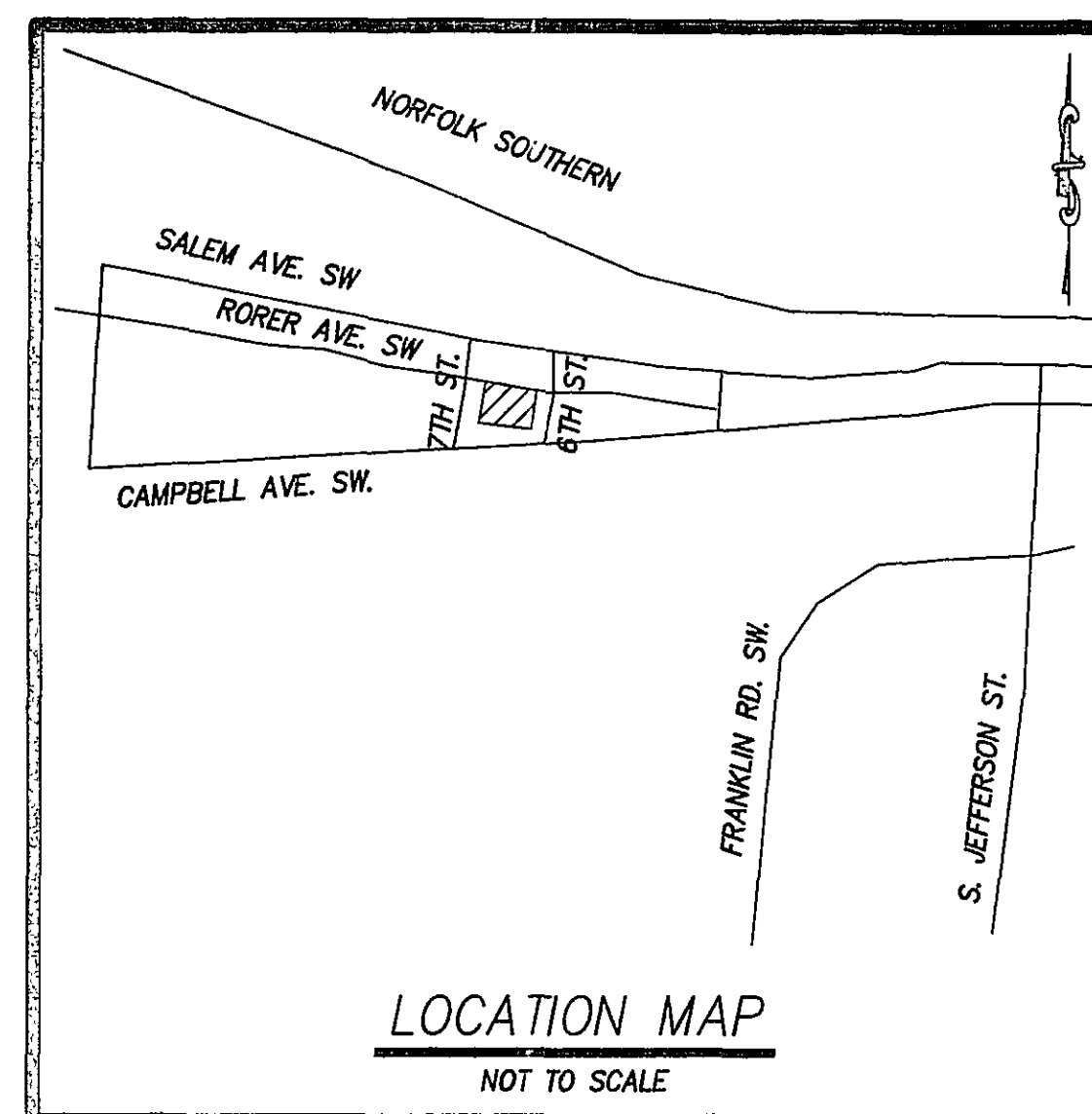
1. WHERE VERTICAL SEPARATION OF CROSSING UTILITIES IS LESS THAN 18" CONCRETE PIERS ARE TO BE PROVIDED FOR STRUCTURAL SUPPORT.
2. ALL HDPE PIPE MATERIAL SHALL BE SMOOTH WALL ADS N-12, OR APPROVED EQUAL.
3. RELOCATION OR REMOVAL OF OVERHEAD UTILITIES IS TO BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
4. WATER AND SANITARY SEWER TO HAVE A MINIMUM COVER OF 3 FEET.
5. ALL SANITARY SEWER LINE SHALL BE PVC, SDR 35 UNLESS OTHERWISE NOTED.

1. TREE CANOPY REQUIREMENTS: 10% OF 37,026 SF = 3,703 SF CANOPY
2. TREE CANOPY PROVIDED: 6,703 SF
3. ALL TREE MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS AS DESCRIBED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL TREE MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS AS DESCRIBED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. SHRUB MATERIALS SHALL BE WELL-ROOTED AND A MINIMUM OF 3-GALLON CONTAINER SIZE, UNLESS OTHERWISE NOTED.

I AM CERTIFIED BY THE STATE OF VIRGINIA AS A "RESPONSIBLE LAND DISTURBER". I SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PLAN AS SHOWN.

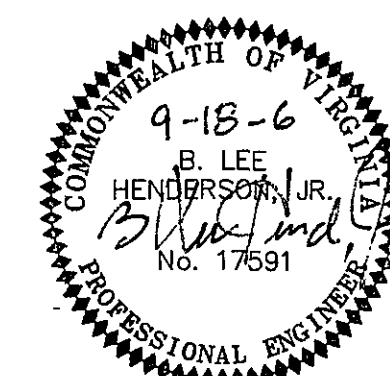
SIGNATURE: . . . *Ronald J. Boothe*
PRINTED NAME: . . . RONALD J. BOOTHE
CERTIFICATE No.: . . . 12589
EXPIRATION DATE: . . . 01/03/08
TELEPHONE No.: . . . 772-3887, EXT. 25
ADDRESS: BOONE HOMES, INC.
. . . . 3922 ELECTRIC ROAD
. . . . ROANOKE, VA, 24018

KAZIM TEMPLE CORPORATION



DESCRIPTION

1. LUMSDEN ASSOCIATES COVER SHEET
2. RECORD MAP
3. SITE, LANDSCAPING, AND EROSION CONTROL PLAN
4. EROSION AND SEDIMENT CONTROL NOTES & DETAILS,
LIGHTING DETAILS



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

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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SEP 18 2006

CITY OF ROANOKE
PLANNING BUILDING AND DEVELOPMENT[illegible]

COMMISSION NO:

SHEET 1 OF 4