

# LOUDON PROPERTIES, LLC

## SITE REDEVELOPMENT

1819 CENTRE AVE. NW  
ROANOKE, VA



VICINITY MAP  
SCALE: AS SHOWN

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- 1040 --- EX. INDEX CONTOURS
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- --- PROPERTY LINE
- --- STORM SEWER LINE
- --- CHAIN LINK FENCE
- --- PROP. UNDERGROUND ELECTRIC
- --- SILT FENCE
- --- MANHOLE

FIELD REVISION 1 AS REVISED 07.09.19

|   |                           |
|---|---------------------------|
| City of Roanoke<br>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  | Date                      |
| Development Engineer  | 2019.05.03 14:45:52 04/00 |
| Zoning Administrator  | Jillian Papa Moore        |

### GENERAL PROJECT & ZONING NOTES

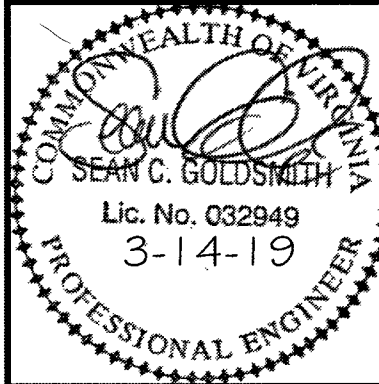
1. ROANOKE CITY TAX NUMBER FOR PROJECT SITE : (2211809, 2211812, 2211814 TO BE COMBINED)  
ADDRESS : 1819 CENTRE AVE. ROANOKE, VA
2. ZONING : I-1, ENTERPRISE ZONE 1A, REHABILITATION ZONE
3. TOTAL AREA OF DEVELOPMENT : 1.195 ACRES (COMBINED LOT ACREAGE)
4. TOTAL AREA TO BE DISTURBED : 45,738sf
5. BUILDING USE : MANUFACTURING, GENERAL
6. BUILDING AREA - NEW BLDG = 11,200 sf
7. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY CURRENT FEMA MAP 51161C0162G.
8. YARD/SETBACK REQUIREMENTS:  
FRONT YARD: OR  
SIDE YARD: OR  
REAR YARD: OR (NOT ADJOINING RESIDENTIAL)
9. ALLOWABLE COVERAGE & HEIGHT:  
FLOOR AREA RATIO: ALLOWED=2.0 PROPOSED=0.427  
IMPERVIOUS SURFACE RATIO (MAX. LOT COVERAGE):  
90% ALLOWED  
83.13% PROPOSED (COMBINED PARCELS)  
MAX. BLDG. HT.: NO MAXIMUM (NOT ADJOINING RESIDENTIAL) 35' PROPOSED
10. TREE CANOPY:  
REQUIRED= 10% LOT AREA (SECTION 36.2-644.c(1)) =52037sf x 10%= 5,204sf  
PROVIDED=5,237sf  
BUFFER: STREET SCREEN PROVIDED @ TOP OF RETNG. WALL
11. PARKING REQUIREMENTS (MFG.):  
NEW BUILDING: INDUSTRIAL USE=1 SPACE/1000SF UP TO 10KSF, THEN 1 SPACE/2000SF  
(10000sf)/1000sf + (12400sf)/2000sf= 16.2 SPACES  
  
TOTAL MAXIMUM PARKING REQUIRED= 16.2 = 17 SPACES  
REDUCTIONS:  
FIRST 4,000sf REDUCTION= 2 SPACES/1st 4000sf  
(4000sf @ 1 space/2000sf + 6000sf @ 1space/1000sf + 12400sf @ 1space/2000sf)=14.2 spaces  
PROXIMITY TO PUBLIC TRANSIT=20% REDUCTION  
0.2x14.2 SPACES=2.84 SPACE REDUCTION  
TOTAL NEW SPACES REQUIRED (WITH REDUCTIONS)= 11.36 SPACES= 12 SPACES  
  
TOTAL NEW ONSITE PARKING PROVIDED= 18 SPACES
12. SURVEY INFORMATION INDICATED HEREON IS BASED ON FIELD TOPOGRAPHY PERFORMED BY McMURRY SURVEYORS IN NOVEMBER 2018 AND BOUNDARY INFORMATION DERIVED FROM RECORDS.
13. FIRE HYDRANT FLOW DATA DERIVED FROM PREVIOUS RECORDS AND ENGINEERING PLAN DATA COMBINED WITH WVMA FLOW TEST VERIFICATION.
14. INFORMATION ON THESE DRAWINGS CONCERNING THE LOCATION AND ELEVATION OF EXISTING UTILITIES, STRUCTURES, AND OBSTRUCTIONS HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION ARE NOT GUARANTEED, HOWEVER, NOR DOES THE ENGINEER ACCEPT ANY RESPONSIBILITY WHATSOEVER FOR DEVIATIONS OF THE EXISTING UTILITIES, STRUCTURES, OTHER FACILITIES, AND OBSTRUCTIONS FROM THE LOCATIONS AND ELEVATIONS INDICATED OR FOR THE EXISTENCE OF UTILITIES, STRUCTURES, OTHER FACILITIES, AND OBSTRUCTIONS NOT INDICATED ON THESE DRAWINGS.
15. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR THE CHARACTER AND ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, STRUCTURES, OTHER FACILITIES, AND OBSTRUCTIONS WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWNER, CONTACT THE OWNERS/OPERATORS OF ALL UTILITIES AND ARRANGE FOR THE VERIFICATION AND MARKING OF UTILITY LOCATIONS BY SAID OWNERS/OPERATORS. THE CONTRACTOR SHALL ASSIST THE UTILITY OWNERS/OPERATORS BY EVERY MEANS POSSIBLE TO DETERMINE THE LOCATION OF UTILITIES. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR ALL DISTURBANCE OF ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S FAILURE TO ARRANGE FOR THE LOCATION OF UTILITIES BY THE OWNERS/ OPERATORS OF THE UTILITIES. CONTACT MISS UTILITY (800) 552-7001.
16. SITE CONDITIONS MAY NECESSITATE SLIGHT DEVIATIONS IN ALIGNMENT, GRADE, AND/OR LOCATION OF NEW FACILITIES FROM THE ALIGNMENT, GRADE, AND/OR LOCATION INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL CONSTRUCT THE NEW FACILITIES TO SUCH DEVIATIONS AS DIRECTED BY THE ENGINEER WITHOUT INCREASE IN THE CONTRACT PRICE OR FINE.
17. CONTRACTOR SHALL MAINTAIN LIMITS OF CONSTRUCTION WITHIN THE BOUNDARIES OF THE PROPERTY AS INDICATED ON THE SITE PLAN.
18. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.

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 drain 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.



Revisions By Date

INTEGRITY  
ENGINEERING

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TITLE SHEET  
LOUDON PROPERTIES SITE REDEVELOPMENT  
CENTRE AVE.  
ROANOKE, VA

Scale: 1"=20'  
Date: 3/14/19  
Design By: SCG  
CAD By: SCG  
Checked By:  
Project No.: 18003

Sheet No.  
T1

Charles Lewis  
As-Built  
01-31-2020

LOUDON PROPERTIES