SITE SUMMARY:

OWNER: JOHN M OAKEY, INC.
P.O. BOX 1579
ROANOKE, VA 24007

SITE ADDRESS: 4257 BRAMBLETON AVENUE

TAX MAP NUMBER: 076.20-02-02.00-0000

EXISTING LOT SIZE: 6.77 AC.

ZONING: C2 – HIGH INTENSITY COMMERCIAL DISTRICT
(ZONING CONFIRMATION LETTER DATED AUGUST 19, 2015)

BUILDING USE GROUP: A3

EXISTING BUILDING: 12,834 S.F.
ADDITION: 6,564 S.F.
TOTAL: 19,398 S.F.

EXISTING/PROPOSED USE: FUNERAL SERVICES

MINIMUM LOT SIZE REQUIRED: EXISTING LOT OF RECORD

SETBACKS: 30' F.Y.S. OR 20' F.Y.S. PROVIDED ALL PARKING IS LOCATED BEHIND THE FRONT BUILDING LINE.
NONE – SIDE SETBACK
15' REAR YARD SETBACK

MAXIMUM BUILDING COVERAGE: 50%
BUILDING COVERAGE PROVIDED: APPROX. 6.6% (19,548 S.F./6.77 AC.)

MAXIMUM BUILDING HEIGHT: 45'
BUILDING HEIGHT PROVIDED: APPROX. 20'

MAXIMUM LOT COVERAGE: 90%
LOT COVERAGE PROVIDED: 50%

MINIMUM PARKING REQUIREMENTS:
1 SPACE PER 4 SEATS IN MAIN CHAPEL (171 SEATS)
1 SPACE PER 2 EMPLOYEES (12 EMPLOYEES
1 SPACE PER COMPANY VEHICLE (7 VEHICLES
43+6+7 = 56 SPACES REQUIRED

190 EXISTING SPACES

(32 SPACES BEING REMOVED WITH THE DEVELOPMENT)
158 EXISTING SPACES TO REMAIN

HANDICAPPED PARKING SPACES
REQUIRED: 6 SPACES
PROVIDED: 6 SPACES (4 EXISTING)

VAN SPACE REQUIRED: 1 SPACE
VAN SPACE PROVDIED: 1 SPACE

LOADING SPACES
REQUIRED: 1 SPACE
PROVIDED: 1 SPACE

LAYOUT PLAN NOTES:

1. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY & VDOT.

2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.

3. EXISTING PAVEMENT TO BE SAWCUT AT LEAST 1' FROM THE EX. EP OR THE DISTANCE REQUIRED TO REACH THE FULL DEPTH OF PAVEMENT.

4. A SIGN PERMIT MUST BE OBTAINED FOR EXISTING AND PROPOSED SIGNAGE FROM ROANOKE COUNTY PRIOR TO THE INSTALLATION OF ANY SIGNAGE ONSITE.

MINIMUM SIGNAGE SETBACK FOR NEW SIGNAGE SHALL BE 10' IF THE PROPOSED SIGN IS 10' TALL OR LESS. OTHERWISE, MINIMUM SETBACK SHALL BE 15' IF THE PROPOSED SIGN IS IN EXCESS OF 10' IN HEIGHT. NOTE THAT NO SIGN SHALL EXCEED 25' IN HEIGHT IN THE C2 – HIGH INTENSITY COMMERCIAL DISTRICT.

5. ANY EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED, AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES. THE LIGHTING INTENSITY AT ADJOINING RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.

6. A PHOTOMETRIC PLAN SHALL BE SUBMITTED TO ROANOKE COUNTY FOR REVIEW AND APPROVAL BY THE LIGHTING CONTRACTOR AS REQUIRED FOR ANY PROPOSED LIGHTING.

7. ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS), OUTDOOR STORAGE, AND ROOFTOP OR GROUNDLEVEL MECHANICAL EQUIPMENT IN ALL ZONING DISTRICTS SHALL BE SCREENED FROM SURROUNDING VIEWS. IN ADDITION, PROPOSED GROUND LEVEL AND ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED FROM VIEW.

8. G.C. SHALL PROVIDE A SERIES 3200 KNOX BOX AT THE ENTRY DOOR OF THE BUILDING PER COUNTY OF ROANOKE STANDARDS IN REGARDS TO MOUNTING HEIGHT AND TYPE OF KNOX BOX.

9. EXISTING FIRE HYDRANT INFORMATION – W.V.W.A. FLOW DATA
WVWA ID: 22540 (NORTHWEST OF SUBJECT PROPERTY)
STATIC: 106.5 PSI
RESIDUAL: 78 PSI
FLOW: 1,404
FIRE FLOW: 2,556.8 AT 20PSI

10. ALL ROOFLEADERS SHALL BE CONNECTED UNDERGROUND TO THE PROPOSED STORM SEWER SYSTEM.

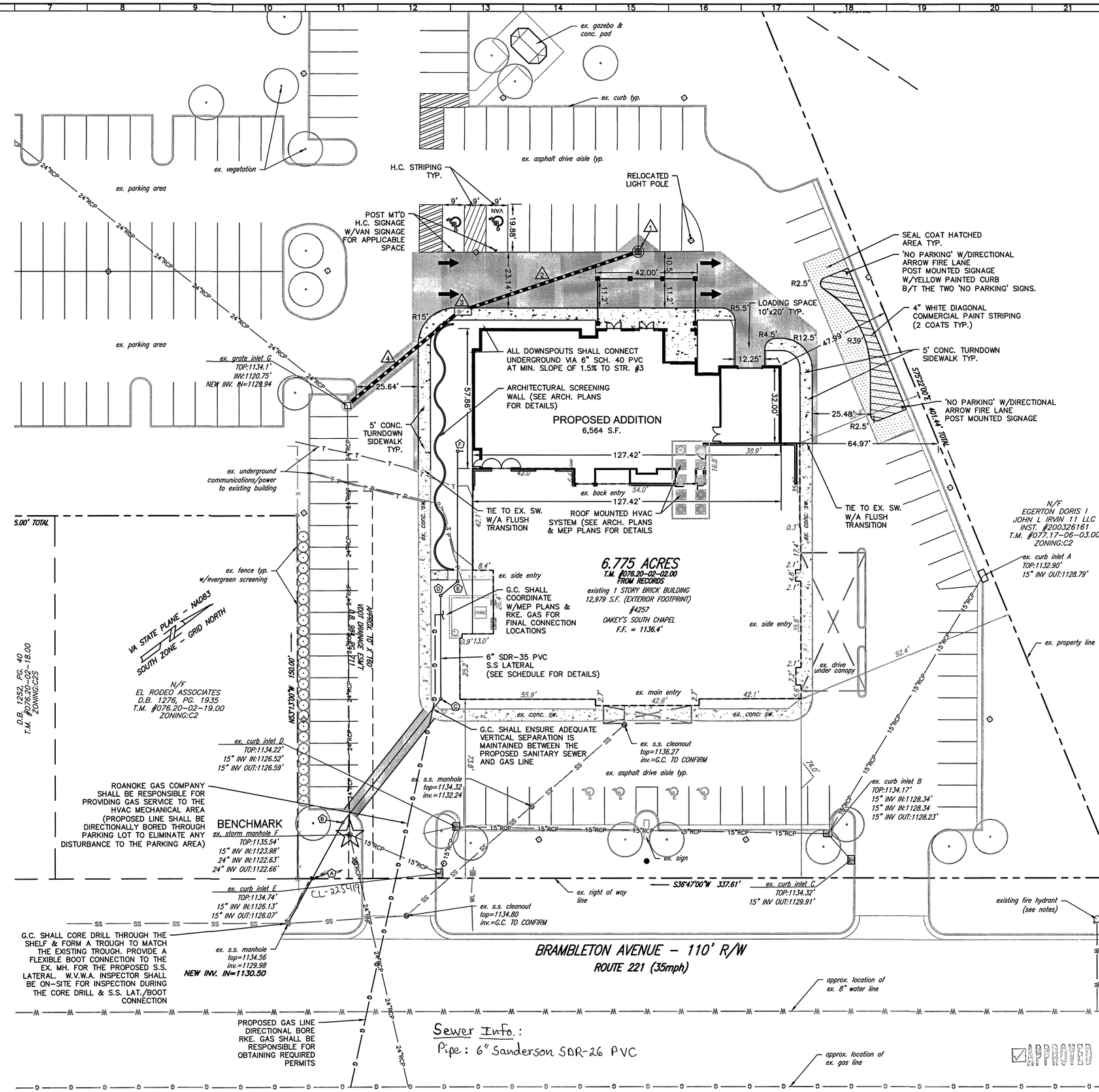
11. G.C. SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY POWER DURING THE CONSTRUCTION PROCESS. COORDINATE DIRECTLY WITH A.E.P. FOR THIS SERVICE.

12. ALL SANITARY SEWER CLEANOUTS LOCATED WITHIN PAVED OR CONCRETE AREAS WITH TRAFFIC SHALL HAVE TRAFFIC BEARING CLEANOUT TOPS PROVIDED AS A MINIMUM.

13. THE BUILDING WILL NOT HAVE AN AUTOMATIC SPRINKLER SYSTEM.

14. G.C. SHALL COORDINATE W/OWNER DURING CONSTRUCTION FOR ACCESS AND UTILITIES.

20 0 20 40 60
SCALE: 1" = 20'



As-Built 6.15.17 Substantial Completion K. Winslow

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540-772-9580
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COMMONWEALTH OF VIRGINIA
CHRISTOPHER P. BURNS
Lic. No.047338
10/21/15
PROFESSIONAL ENGINEER

OAKEY'S SOUTH CHAPEL EXPANSION
4257 BRAMBLETON AVENUE

LAYOUT & UTILITY PLAN

WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

DRAWN BY	BTC
DESIGNED BY	BTC
CHECKED BY	CPB
DATE	9/17/2015
SCALE	1"=20'

REVISIONS:
9/28/2015
10/7/2015
10/21/2015

SHEET NO.
C4

JOB NO. 04150051.00