

PROPERTY OWNER IDENTIFICATION

1. PROPERTY OWNER:
JOSH DUNCAN - SECURE STORE, LLC
135 MAPLE CARRIAGE DRIVE
LEWISBURG, WV 24901
email: SecureStoreLLC@gmail.com
2. SUBMITTING ENGINEER:
ENGINEERING CONCEPTS, INC.
94 GREENFIELD STREET
DALEVILLE, VIRGINIA 24083
(540) 473-1253
SCOTT CALDWELL, PE - PROJECT ENGINEER

PROPERTY IDENTIFICATION

1. TAX PARCEL # 101-109B
2. ZONING CLASSIFICATION: 6.374 AC-B3, 4.081 AC-SC
3. TOTAL ACREAGE OF PARCEL TO BE DEVELOPED: 6.374 ACRES

ZONING/TABULATION FOR THE B-3 USE DISTRICT

AREA OF DEVELOPMENT: 10.455 ACRES
CURRENT ZONING: B3, WITH SEP FOR MINI-WAREHOUSES AND REDUCTION IN LOT SIZE AND SC
CURRENT USE: VACANT
PROPOSED USE: MINI-WAREHOUSE
SCREENING & BUFFERING: MINIMUM BUFFER EXCEED THE REQUIREMENTS OF THE BOTETOURT COUNTY ZONING ORDINANCE.

LANDSCAPING - A 50' LANDSCAPE BUFFER WILL BE PROVIDED ALONG THE EASTERN AND SOUTHERN PROPERTY LINES OF THE B-3 LOT. SHALL MEET OR EXCEED THE REQUIREMENTS OF THE BOTETOURT COUNTY ZONING ORDINANCE.

SEDS - SEPARATE PERMIT REQUIRED. REFER TO THE BOTETOURT COUNTY ZONING ORDINANCE FOR ALLOWABLE AREAS AND LOCATIONS.

LIGHTING - WALL PACKS ARE PLANNED FOR THE BUILDING. A LIGHTING PLAN IS REQUIRED TO BE SUBMITTED FOR REVIEW AND APPROVAL BY THE BOTETOURT COUNTY PLANNING & ZONING OFFICE PRIOR TO THE INSTALLATION OF ANY OUTDOOR LIGHTING.

UTILITIES - WATER: WESTERN VIRGINIA WATER AUTHORITY
SEWER: WESTERN VIRGINIA WATER AUTHORITY
ELECTRIC: AMERICAN ELECTRIC POWER
GAS: ROANOKE GAS

MAXIMUM DENSITY (FLOOR AREA RATIO) IS 35%:
35% OF ACRES = $6.37 \times 0.35 = 2.23$ ACRES ALLOWABLE LOT COVERAGE
PROPOSED LOT COVERAGE = 2.20 ACRES (95,800 SF) < 2.23 ACRES ALLOWED

PARKING/TABULATION
EXISTING PARKING = 0 SPACES
PROPOSED PARKING = 7 SPACES
MINI WAREHOUSE: REQUIRED 1.0 SPACE / 250 SF ADMIN OFFICE SPACE + 1.0 / EMPLOYEE ON SITE
1200 SF OFFICE SPACE/250 SF = 5 SPACES + 2 EMPLOYEE SPACES = 7 SPACES
PARKING PROVIDED = 6 SPACES + 1 ACCESSIBLE SPACE = 7 SPACES

DUMPSTER - NO DUMPSTER IS PROPOSED AT THIS TIME. PRIOR TO THE INSTALLATION OF A DUMPSTER, APPROVAL IS REQUIRED FROM THE PLANNING & ZONING OFFICE.

OUTDOOR STORAGE - OUTDOOR STORAGE IS NOT ALLOWED, WHICH INCLUDES; BUT IS NOT LIMITED TO RECREATIONAL AND OTHER VEHICLES.

A SPECIAL EXCEPTION PERMIT FOR MINI-WAREHOUSES IN ACCORDANCE WITH SEC. 25-363 USES PERMISSIBLE BY SPECIAL EXCEPTION OF THE BOTETOURT COUNTY ZONING ORDINANCE ON 6.34 ACRES OF A 10.38 ACRE PROPERTY LOCATED ON ROANOKE ROAD (U.S. ROUTE 220) BETWEEN LAYMAN LANE AND MARKET RIDGE LANE, APPROXIMATELY 0.31 MILES NORTH OF INTERSECTION WITH VALLEY ROAD (STATE ROUTE 779), IDENTIFIED ON THE REAL PROPERTY IDENTIFICATION MAPS OF BOTETOURT COUNTY AS SECTION 101, PARCEL 108B, WITH THE FOLLOWING CONDITIONS:

1. THE DEVELOPMENT SHALL BE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPT PLAN FOR REZONING SECURE STORE, LLC, DATED 05/01/18, PREPARED BY ENGINEERING CONCEPTS, INC. AND INCLUDED WITH THE BACKGROUND REPORT PREPARED BY STAFF.
2. NOISE GENERATED BY THE DEVELOPMENT SHALL NOT VIOLATE PROVISIONS OF THE BOTETOURT COUNTY NOISE ORDINANCE.
3. THERE SHALL BE NO OUTDOOR STORAGE ALLOWED.
4. FENCING SHALL BE CONSTRUCTED WITH SIX-FOOT HIGH BLACK ALUMINUM FENCE MATERIAL, WHERE VISIBLE FROM MARKET RIDGE LANE. OTHER FENCING SHALL BE SIX-FOOT HIGH BLACK VINYL FENCE MATERIAL.
5. THE DEVELOPMENT SHALL BE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE BUILDING ELEVATIONS DISPLAYED AND DISCUSSED DURING THE PLANNING COMMISSION PUBLIC HEARING.

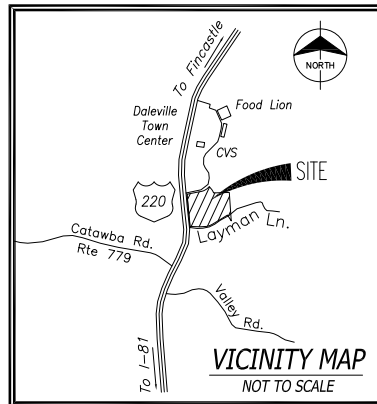
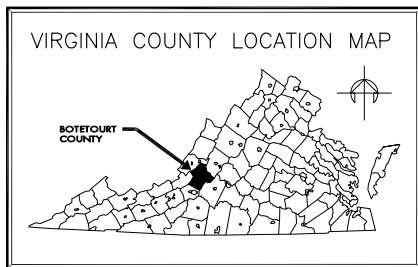
A SPECIAL EXCEPTION PERMIT TO REDUCE THE MINIMUM DISTRICT SIZE OF THE BUSINESS B-3 USE DISTRICT TO 6.34 ACRES IN ACCORDANCE WITH SEC. 25-364A DISTRICT REQUIREMENTS FOR MINI-WAREHOUSES BUSINESSES ON A 10.3-ACRE PARCEL, LOCATED ON ROANOKE ROAD (U.S. ROUTE 220) BETWEEN LAYMAN LANE AND MARKET RIDGE LANE, APPROXIMATELY 0.31 MILES NORTH OF ITS INTERSECTION WITH VALLEY ROAD (STATE ROUTE 779), IDENTIFIED ON THE REAL PROPERTY IDENTIFICATION MAPS OF BOTETOURT COUNTY AS SECTION 101, PARCEL 108B, WITH THE FOLLOWING CONDITION:

1. THE PERMITTED USE OF THE PROPERTY SHALL BE FOR MINI-WAREHOUSES TO THE EXCLUSION OF ALL OTHER USES.



SecureStoreTM
SUPERIOR SELF STORAGE

SITE PLAN FOR DALEVILLE SECURE STORE DEVELOPMENT DALEVILLE, VA BOTETOURT COUNTY, Virginia MARCH 6, 2019



WESTERN VIRGINIA WATER AUTHORITY NOTES:

GENERAL NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST WVWA DESIGN AND CONSTRUCTION STANDARDS.
2. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION. PLEASE CONTACT MARK SWAN AT (540) 537-3460.
3. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.
4. FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO SUCH CONSTRUCTION.
5. PLEASE SHOW ALL EXISTING UTILITIES ON THE PLAN.
6. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND 2' MINIMUM HORIZONTALLY FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER, SANITARY, SEWER, OR GAS LOCATIONS. THIS PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING UTILITIES FOUND DURING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND RECORDED BY ANOTHER UTILITY BEFORE THE CAN BE ACHIEVED ADDITIONAL MEASURES IN ACCORDANCE WITH WVWA STANDARDS SHALL BE ENFORCED.
8. PLEASE PROVIDE RECORDED COPY OF ALL THAT APPLY TO 20 FOOT PUBLIC WATER, 20 FOOT PUBLIC SEWER OR 30 FOOT COMBINED PUBLIC WATER/SEWER EASEMENTS CENTERED OVER ALL PUBLIC WATER AND SEWER LINES PROPOSED OUTSIDE PUBLIC RIGHT-OF-WAY.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
3. A TABLE OF LATERAL ELEVATIONS AT SERVICE CLEANOUTS AND MINIMUM BUILDING SEWER ELEVATIONS SHALL BE PROVIDED.
4. FORTY-EIGHT (48) HOURS PRIOR TO INSTALLATION, THE CONTRACTOR SHALL COMPLETE THE FOLLOWING:
SUBMIT SHOP DRAWINGS TO: CASSIE ALTICE, 601 S. JEFFERSON STREET, SUITE 300, ROANOKE, VA 24011
CALL (540) 537-3460 TO SCHEDULE GREASE INTERCEPTION INSPECTION. THE INSPECTION SHALL OCCUR PRIOR TO THE CONTRACTOR COVERING THE GREASE INTERCEPTION.

WATER NOTES

1. ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
3. PLEASE PROVIDE 5 DAYS NOTICE TO THE WVWA FOR ANY ANTICIPATED WATER OUTAGE TO ALLOW THE WVWA TIME TO SCHEDULE AND NOTIFY AFFECTED CUSTOMERS. (540)537-3460.
4. OBTAIN AN AVAILABILITY LETTER, AND INCLUDE THE AVAILABILITY LETTER NUMBER IN THE SPACE PROVIDED UNDER WATER NOTES.
5. SHOW AT ALL PROPOSED FIRE HYDRANTS THE STATIC PRESSURE (PSI) AND FIRE FLOW (GPM) WITH 20 PSI RESIDUAL.
6. GREASE INTERCEPTOR SHALL BE INSPECTED AND APPROVED BY WESTERN VIRGINIA WATER AUTHORITY PRIOR TO SITE RECEIVING WATER SERVICE CONNECTION.
7. FORTY-EIGHT (48) HOURS PRIOR TO INSTALLATION, THE CONTRACTOR SHALL COMPLETE THE FOLLOWING:
A. SUBMIT SHOP DRAWINGS TO CASSIE ALTICE, 601 S. JEFFERSON STREET, SUITE 300, ROANOKE, VA 24011.
B. CALL (540) 537-3460 TO SCHEDULE GREASE INTERCEPTION INSPECTION. THE INSPECTION SHALL OCCUR PRIOR TO THE CONTRACTOR COVERING THE GREASE INTERCEPTION.

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PROPERTY OWNER IDENTIFICATION

1. PROPERTY OWNER:
SECURE STORE, LLC
135 MAPLE CARRIAGE DRIVE
LEWISBURG, WV 24901
(304) 667-2157
2. SUBMITTING ENGINEER:
ENGINEERING CONCEPTS, INC.
94 GREENFIELD STREET
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