### COMPREHENSIVE DEVELOPMENT PLAN

FOR

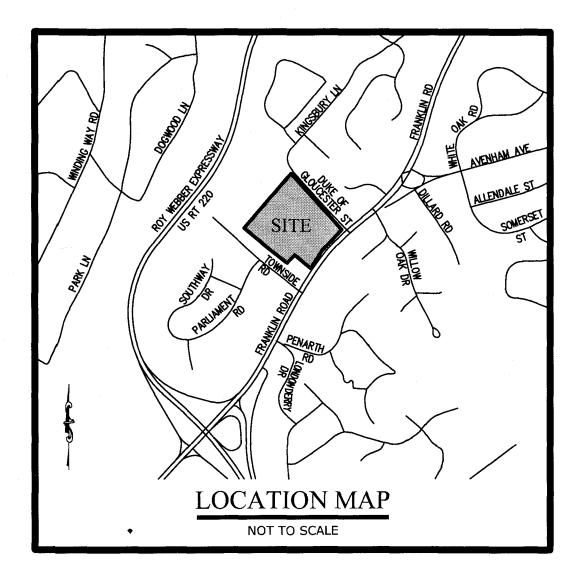
# SELF-STORAGE CONVERSION

SITUATED AT TAX MAP #5500103 3533 FRANKLIN ROAD, SW THE CITY OF ROANOKE, VIRGINIA

DATE: March 26, 2019

PREPARED FOR

## PHOENIX PARTNERS, LLC



### --INDEX OF DRAWINGS--

### SHEET No.

### DESCRIPTION

1 ..... LUMSDEN ASSOCIATES COVER SHEET 2 ..... NOTES AND DEMOLITION PLAN

3 ..... SITE PLAN - OVERALL 4 ..... SITE PLAN - DETAILED

5 . . . . . SPOT GRADING PLAN AND WATERLINE PROFILE 6 . . . . . . EROSION AND SEDIMENT CONTROL PLAN

' . . . . . EROSION AND SEDIMENT CONTROL DETAILS 8 . . . . . . CONSTRUCTION DETAILS

9 . . . . . CONSTRUCTION DETAILS

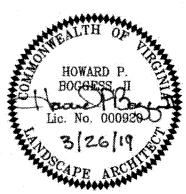
10 ..... LIGHTING & PHOTOMETRIC INFORMATION

## Lumsden Associates, P.C.

ENGINEERS | SURVEYORS | PLANNERS

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CITY APPROVAL STAMP	REVISIONS	
	DATE	SHEET
City of Roanoke 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.  Date  Agent, Planning Commission  Date  Date		

As- BUILTS

All Landowners, Developers and Contractors

REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES,

 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

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

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

4. Location of Utilities — The contractor shall verify the location of all existing

5. Construction Entrance — The contractor shall install an adequate construction entrance for all construction related egress from the site. Size and composition of

6. Streets to Remain Clean — It shall be the responsibility of the contractor to

mud, dirt, dust, and/or any type of construction materials or litter at all times.

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

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

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

Roanoke's Planning Building and Development Department with a field surveyed final correct set of as-built plans of the newly constructed storm rain and/or stormwater

South Coordinate System, NAD 1983, FIPS 4502 Feet, US Survey Feet, Datum NA 83,

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

10. Final Acceptance/City - The owner or developer shall furnish the City of

in the form of 1 paper copy and 1 digital AUTOCAD file.

FAILURE TO COMPLY WITH THE CITY OF ROANOKE CONSTRUCTION PROCEDURE

TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.

construction site at all times of ongoing construction.

construction entrance shall be as shown on the plans.

safety of the public are in place.

CONSTRUCTION PROCEDURE REQUIREMENTS

the contractor from the City of Roanoke.