**LAND DISTURBANCE AND MAINTENANCE NOTES**

1. EROSION AND SEDIMENT CONTROL WILL BE DIFFICULT TO INSTALL AND MAINTAIN FOR THIS SITE BECAUSE THE ENTIRE PROJECT AREA IS HARDCAPE AND TYPICAL PERIMETER CONTROLS WILL NOT FUNCTION. IT IS IMPERATIVE THAT THE CONTRACTOR CONTAIN ALL EXPOSED SOILS WITHIN THE PROJECT AREA AND PREVENT TRACKING OF MUD AND SEDIMENT ONTO THE ADJACENT PAVED AREAS.
2. THIS PLAN DELINEATES TWO WORK AREAS: DISTURBED AREAS AND MAINTENANCE AREAS. DISTURBED AREAS ARE EXPECTED TO EXPOSE SUBGRADE (SOIL) WHEN THE EXISTING IMPERVIOUS COVER IS REMOVED. MAINTENANCE AREAS SHOULD LEAVE BASE STONE MATERIALS IN PLACE AND UNDISTURBED TO THE EXTENT POSSIBLE BETWEEN REMOVAL OF EXISTING IMPERVIOUS SURFACES AND PLACEMENT OF NEW PAVEMENT.
3. THE CONTRACTOR SHALL MAINTAIN SUITABLE BASE STONE ONSITE, OR HAVE IMMEDIATE ACCESS TO SUCH STONE, FOR PLACEMENT IN THE MAINTENANCE AREAS. SHOULD THE EXISTING BASE PROVE INADEQUATE, OR SHOULD SOIL BE EXPOSED IN THESE AREAS. IN NO CIRCUMSTANCE SHALL SOIL BE LEFT EXPOSED IN A MAINTENANCE AREA AT THE END OF THE WORK DAY.
4. THE CONTRACTOR SHALL SEQUENCE AND SCHEDULE WORK IN MAINTENANCE AREAS SUCH THAT THE REMOVAL OF EXISTING IMPERVIOUS SURFACES AND PLACEMENT OF NEW PAVEMENT OCCURS AS RAPIDLY AS POSSIBLE.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF THE VDOT ROAD AND BRIDGE STANDARDS.
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. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
5. SEE VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB DETAILS.
6. THE CONTRACTOR AND/OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.
7. ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATE PIPE SIZES, MANHOLES OR EROSION & SEDIMENT CONTROL MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER AND APPROVED BY THE CITY OF ROANOKE.

WESTERN VIRGINIA WATER AUTHORITY NOTES

1. THE EXISTING WATER SERVICE TO THE BUILDING HAS BEEN REVIEWED AND IS DETERMINED TO BE ADEQUATE FOR THE DEVELOPMENT.

GENERAL NOTES

1. OWNER/DEVELOPER: PHOENIX PARTNERS, LLC
133 KIRK AVENUE, SW
ROANOKE, VA 24011
2. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. DATED 2018.
3. TOPOGRAPHY DATA BASED ON ROANOKE CITY MAPPING AND SUPPLEMENTED WITH BUILDING LOCATION SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2018.
4. NO TITLE REPORT WAS FURNISHED FOR THIS PROJECT, AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
5. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE ACCESSED BY PUBLIC STREETS.
6. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
7. ALL EXTERIOR LIGHTS SHALL BE DESIGNED, ARRANGED, AND LOCATED SO AS NOT TO DIRECT GLARE ON ADJACENT RESIDENTIAL PROPERTIES OR RIGHT OF WAYS. THE MAXIMUM LIGHTING DENSITY AT ADJONING PROPERTIES OR RIGHTS OF WAY SHALL NOT EXCEED 0.5 FOOT CANDLES.
8. ANY EXTERIOR SIGN WILL REQUIRE A SEPARATE SIGN PERMIT. NO NEW EXTERIOR SIGNS ARE PROPOSED WITH THESE PLANS.
9. ALL REFUSE DUMPSTERS AND/OR CONTAINERS SHALL BE SCREENED FROM SURROUNDING VIEWS PURSUANT TO THE REQUIREMENTS OF SECTION 36.2-647 AND TABLE 647-1. THE DETAIL FOR THE DUMPSTER ENCLOSURE MEETING THESE REQUIREMENTS IS FOUND ON SHEET 8.
10. MECHANICAL EQUIPMENT LOCATED ON THE GROUND OR MOUNTED ON A ROOF SHALL BE SCREENED PURSUANT TO THE REQUIREMENTS OF SECTION 36.2-647 AND TABLE 647-1. EXISTING AND PROPOSED MECHANICAL EQUIPMENT SHALL BE SCREENED AS SHOWN ON THESE PLANS.
11. ALL NEW UTILITY SERVICE LATERALS, INCLUDING ELECTRIC, SHALL BE INSTALLED UNDERGROUND.
12. NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, THE CITY OF ROANOKE, AND/OR THE WESTERN VIRGINIA WATER AUTHORITY.
13. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBER 51161C02516, DATED SEPTEMBER 28, 2007. ZONE "X" UNSHADED.
14. THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITY. STORM DRAIN STRUCTURES, SANITARY SEWER MANHOLES, AND OTHER SURFACE UTILITIES WERE FIELD LOCATED. ALL UNDERGROUND UTILITIES SHOWN WERE ESTABLISHED USING ABOVE GROUND STRUCTURES, MISS UTILITY MARKINGS AND AVAILABLE UTILITY MAPS. ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.

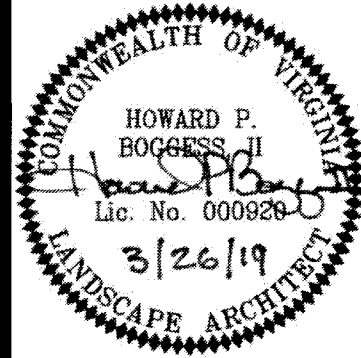
SITE AND ZONING TABULATIONS

TAX NUMBER: 5500103
ZONING DISTRICT: OLS, WITH SPECIAL EXCEPTION FOR SELF-STORAGE USE
PROPOSED USE: SELF-STORAGE FACILITY (BC USE GROUP S-2)
NO OUTDOOR STORAGE IS PROPOSED WITH THIS DEVELOPMENT
SITE ACREAGE: 11.0039 ACRES; 479,349 SF (FROM RECORDS)
MAXIMUM HEIGHT: NONE WHERE NOT ABUTTING RESIDENTIAL DISTRICT, OTHERWISE 1 FOOT FOR EACH FOOT OF SETBACK FROM ANY ABUTTING RESIDENTIAL LOT. NO RESIDENTIAL LOT ABUTS THE PROPERTY.
PARKING REQUIREMENTS: NOT APPLICABLE, PER TABLE 652-2 - MINI-WAREHOUSE USE.
MINIMUM TREE CANOPY: 10%

Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS



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WWW.LUMSDENPC.COM
1664 BRAMBLETON AVENUE
SUITE 200
ROANOKE, VIRGINIA 24018

**NOTES AND
DEMOLITION PLAN**

COMPREHENSIVE DEVELOPMENT PLAN
FOR
SELF-STORAGE CONVERSION
PREPARED FOR
PHOENIX PARTNERS, LLC
SITUATED AT 3533 FRANKLIN ROAD, SW
CITY OF ROANOKE, VIRGINIA

REVISIONS		DESCRIPTION
NO.	DATE	
1		
2		
3		
4		
5		

DATE: March 26, 2019
SCALE: 1" = 30'
COMMISSION NO: 18-148
SHEET 2 OF 10

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
by Ken Richardson
04/16/2019