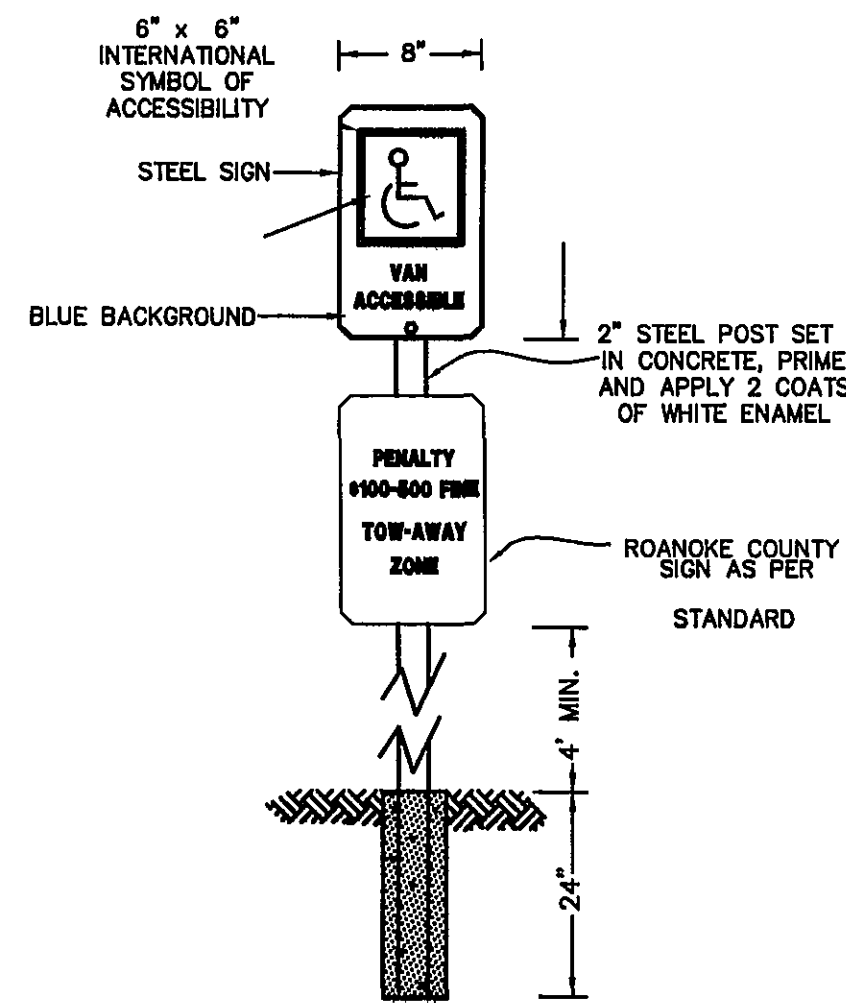
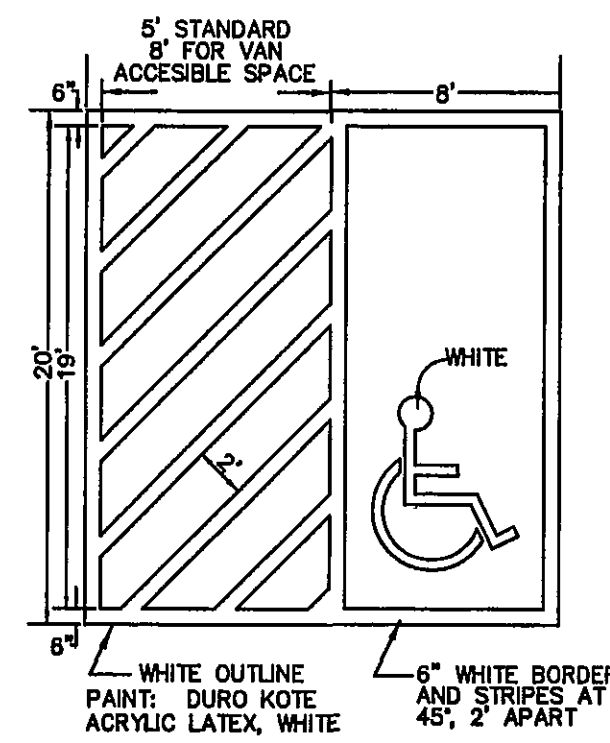


PAVEMENT DETAIL



VAN ACCESSIBLE HANDICAP PARKING SIGN (S2)

NO SCALE



HANDICAP PARKING

NO SCALE

LEGEND

ITEM	EXISTING	PROPOSED
Pavement	---	---
Curb and Gutter	---	---
Curb	---	---
Sidewalk	---	---
Number of Parking Spaces	---	---
Storm Drain Line	---	---
Sanitary Sewer Manhole	---	---
Sanitary Sewer Line	---	---
Waterline	---	---
Hydrant	---	---
Gate Valve	---	---
Underground Electric Line	---	---
Overhead Electric Line	---	---
Underground Telephone Line	---	---
Underground Gas Line	---	---
Utility Pole	---	---
Fence	---	---
Contours	---	---
Spot Elevation	---	---
Tree Line	---	---

SITE AND ZONING TABULATIONS

CURRENT ZONING: I-1 WITH SPECIAL USE PERMIT FOR MINI-WAREHOUSES
PROFFERED CONDITIONS (ORDINANCE #80888-10.F):
"THE BUILDINGS AND DOORS WILL NOT BE THE COLORS OF RED OR ORANGE."
PROPOSED USE: MINI-WAREHOUSE EXPANSION
SITE ACREAGE: 5.385 ACRES (234,571 SF)
MINIMUM SETBACKS:
FRONT: 30'
REAR: 15', 3' FOR ACCESSORY STRUCTURES
SIDE: NONE
MAXIMUM STRUCTURE HEIGHT: 45'
MAXIMUM BUILDING COVERAGE: 50% (117,285 SF)
PROPOSED BUILDING COVERAGE: 22% (50,200 SF)
MAXIMUM LOT COVERAGE: 80% (4.85 AC)
PROPOSED LOT COVERAGE: 63%
BUFFER YARD REQUIREMENT: TYPE "D"

GENERAL NOTES

- THE PROPERTY SHOWN ON THIS PLAN IS LOCATED ON ROANOKE COUNTY TAX ASSESSMENT MAP #8718-02-24. OWNER/DEVELOPER: VIRGINIA VARSITY STORAGE, INC. ATTN: JOHN LUGAR, 2087 APPERSON DRIVE, SALEM, VIRGINIA, 24153 (540) 982-2202
- THE BOUNDARY SURVEY WAS PERFORMED BY LUMSDEN ASSOCIATES, P.C., AND TOPOGRAPHIC MAPPING IS BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
- THE PROPERTY ON THIS PLAN SHALL BE ACCESSED BY PUBLIC ROADS.
- ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATE PIPE SIZES, MANHOLES, OR ESC MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. COUNTY ENGINEERS WILL REVIEW PLANS WITHIN ONE DAY OF SUBMITTAL. PLAN SHEETS CAN BE 8.5 x 11 IF THE INFORMATION IS LEGIBLE AND WITHIN THE LIMITS OF THE APPROVED PLANS.
- ANY DEVIATIONS BETWEEN THE PROPOSED CONTOURS AND PLANS AND THE ASBUILT CONDITIONS MAY REQUIRE ADDITIONAL DRAINAGE STRUCTURES AND EASEMENTS.
- NO FIELD REVISIONS TO THE DEVELOPMENT PLANS ARE ALLOWED WITHOUT THE APPROVAL OF THE DESIGN ENGINEER, ROANOKE COUNTY, AND VDOT.
- ALL EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES. THE INTENSITY AT ADJOINING STREETS OR RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.
- ALL REFUSE SERVICE AREAS AND ALL GROUND LEVEL EQUIPMENT SHALL BE SCREENED AND/OR LANDSCAPED PER SECTION 30-92-6(E), ROANOKE COUNTY ZONING ORDINANCE.
- ALL GROUND LEVEL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED PER SECTION 30-92-6(E) OF THE ROANOKE COUNTY ZONING ORDINANCE.
- NO NEW SIGNS ARE PROPOSED WITH THIS DEVELOPMENT. ANY NEW SIGNAGE WILL REQUIRE A SIGN PERMIT AND BE SUBJECT TO THE REQUIREMENTS OF SECTION 30-93 OF THE ROANOKE COUNTY ZONING ORDINANCE.

CONSTRUCTION NOTES

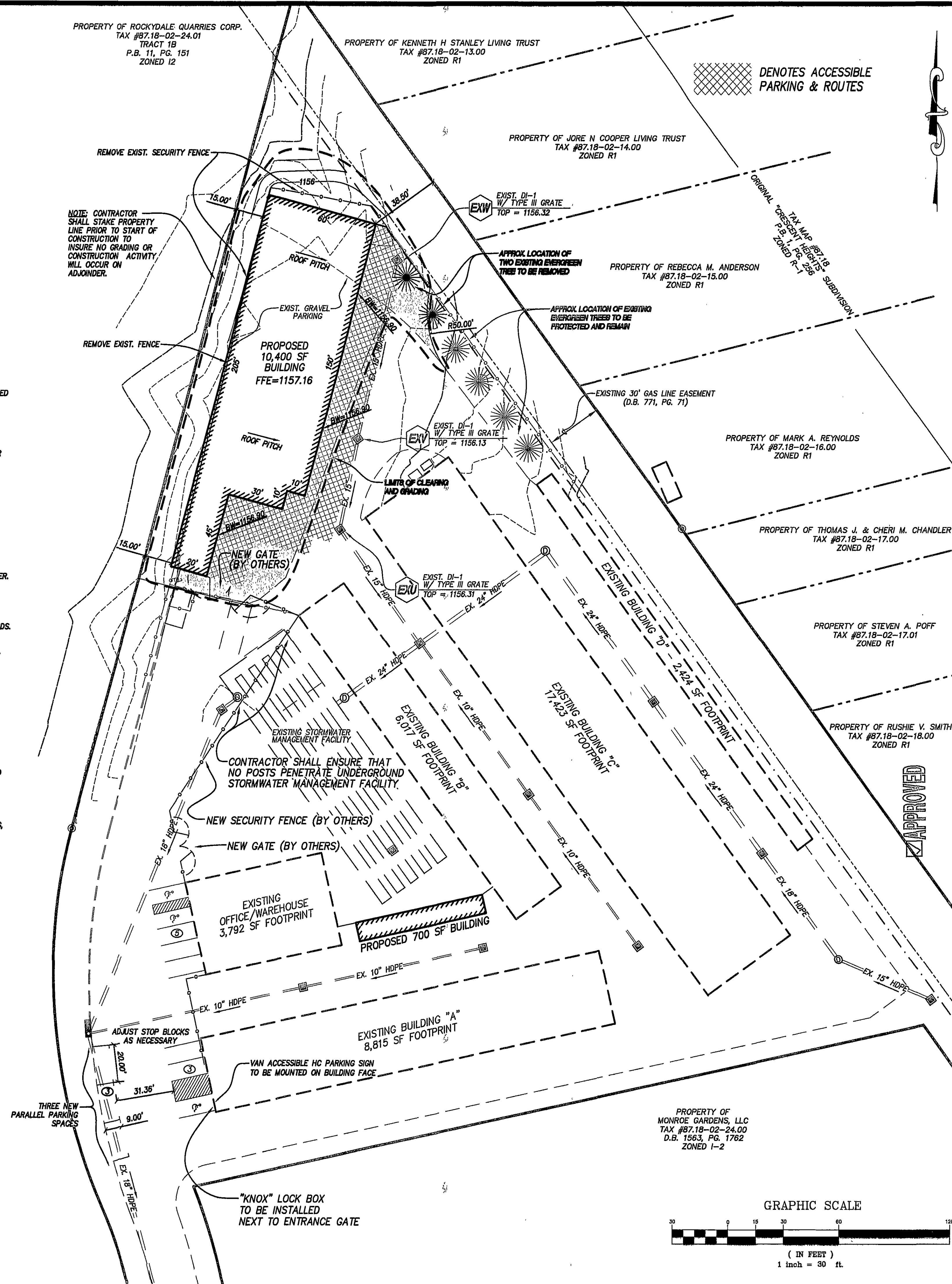
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT COUNTY OF ROANOKE STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
- NO SUBSOIL INVESTIGATIONS HAVE BEEN FURNISHED TO THE DESIGNING ENGINEER.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- ALL STORM DRAINAGE ITEMS INCLUDING CONCRETE CURB AND OTHER STORM DRAIN ITEMS SHALL CONFORM TO THE 2001 VDOT ROAD AND BRIDGE STANDARDS.
- 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.
- ALL RETAINING WALLS OVER TWO (2) FEET IN HEIGHT REQUIRE A PERMIT FROM THE ROANOKE COUNTY BUILDING DEPARTMENT.

GRADING NOTES

- AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES AND OTHER PHYSICAL FEATURES IN PREPARATION FOR GRADING.
- TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE.
- FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER.
- FILL MATERIAL SHALL BE PLACED AND COMPACTED IN EIGHT (8) INCH LOOSE LIFTS AND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698, STANDARD PROCTOR. MAINTAIN MOISTURE CONTENT OF FILL MATERIAL WITHIN THREE (3) PERCENT OF OPTIMUM TO ATTAIN REQUIRED COMPACTION DENSITY.
- NO SUBSURFACE SOILS INFORMATION HAS BEEN FURNISHED TO THE DESIGNING ENGINEER (LUMSDEN ASSOCIATES, P.C.). A QUALIFIED GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF VIRGINIA, SHOULD BE CONSULTED CONCERNING SOIL STABILITY, SLOPE STABILIZATION, SOIL COMPACTION, TESTING, AND OTHER SOIL CHARACTERISTICS. LUMSDEN ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY RELATING TO FAILURES RESULTING FROM SAME.

PARKING & ACCESSIBILITY NOTES

EXISTING SELF STORAGE UNITS: 330
PROPOSED NEW SELF STORAGE UNITS: 70
TOTAL SELF STORAGE UNITS: 400
PARKING SPACES REQUIRED:
NO RESIDENT MANAGER: 0 PARKING SPACE
1 ON-SITE EMPLOYEE: 1 PARKING SPACE
FIRST 200 UNITS: 2 PARKING SPACES
NEXT 200 UNITS: 2 PARKING SPACES
TOTAL REQUIRED: 5 PARKING SPACES
EXISTING PARKING SPACES (STORAGE OFFICE): 4
(WAREHOUSE OFFICE): 5 (2 HC)
PROPOSED REVISION TO STORAGE OFFICE PARKING:
MARK 1 EXISTING PERPENDICULAR SPACE FOR HANDICAP PARKING (UTILIZE EXISTING ACCESS AISLE)
STRIP 3 NEW PARALLEL SPACES AS SHOWN ON PLANS
TOTAL STORAGE OFFICE PARKING PROVIDED: 6 SPACES (INCL. 1 HC SPACE)
ALL ENTRANCES TO NEW STORAGE BUILDING ARE ACCESSIBLE ROUTES, AND ARE NOTED AS SUCH ON THE PLANS



LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



HOWARD P. BOGGS, II
Professional Engineer
License No. 000820
6/16/08
LANDSCAPE ARCHITECT

SITE PLAN, NOTES AND DETAILS

VIRGINIA VARSITY STORAGE
STARKEY ROAD EXPANSION
PREPARED FOR
VIRGINIA VARSITY STORAGE
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION
1	6/16/08	KNOX BOX NOTE ADDED
2		
3		
4		
5		

DATE: February 12, 2008
SCALE: 1" = 30'
COMMISSION NO.: 06-289
SHEET 3 OF 5