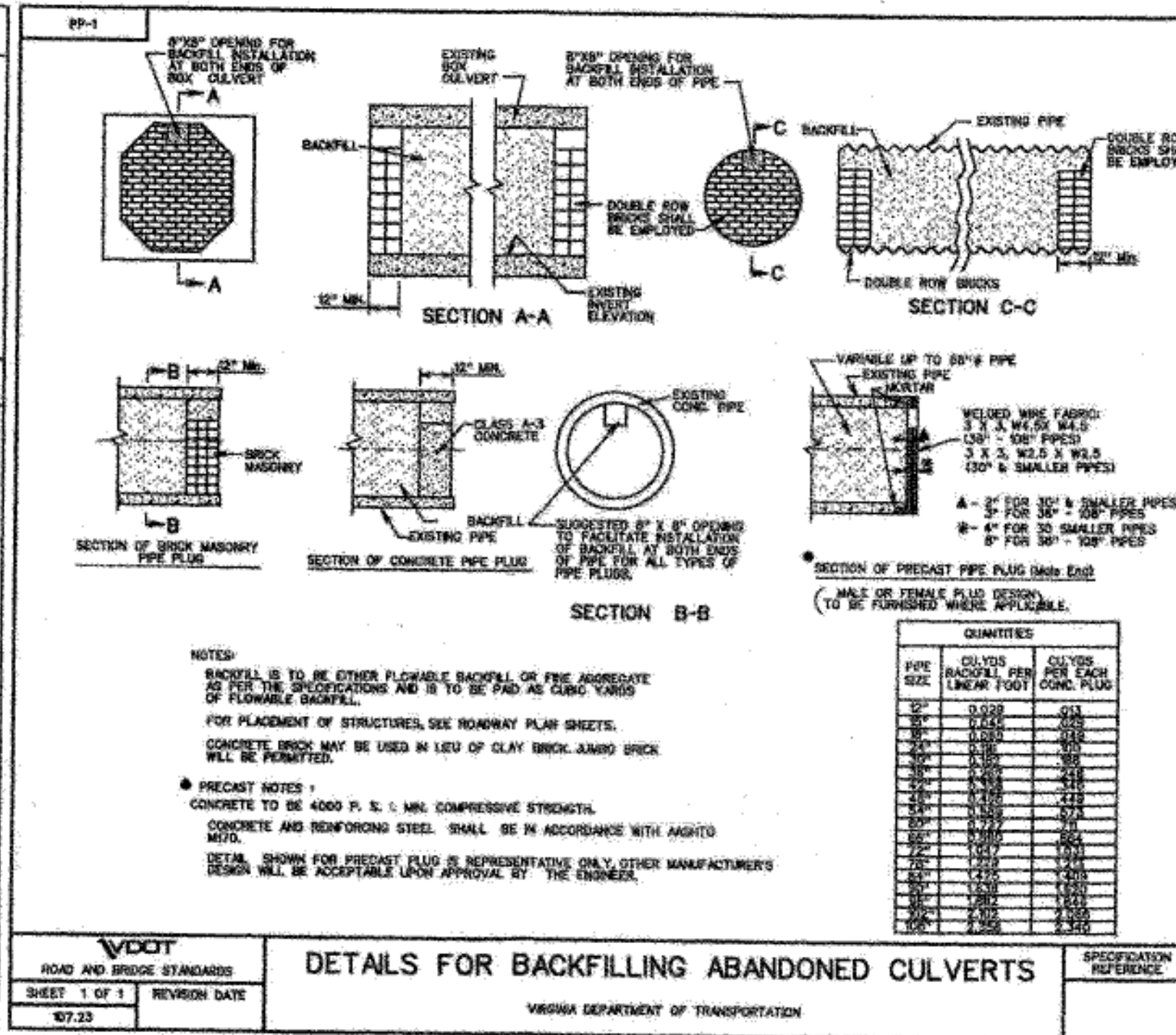


NOTE: No. 57 STONE IS NOT ACCEPTABLE FOR USE AS BEDDING AND/OR BACKFILL MATERIAL FOR STORM DRAIN PIPES CONSTRUCTED IN ROANOKE COUNTY. No. 57 STONE MAY BE USED FOR THE UNDERGROUND DETENTION BEDDING IF SPECIFIED BY THE MANUFACTURER.



## SITE AND ZONING TABULATIONS

TAX MAP NUMBER: 0719-02-24.02  
ZONING DISTRICT: I-1, WITH SPECIAL USE PERMIT FOR MINI-WAREHOUSE USE (SEE ORDINANCE NO. 062818-0)  
PROPOSED CONDITIONS (ORDINANCE 060600-10/7): "THE BUILDINGS AND DOORS WILL NOT BE THE COLORS OF RED OR ORANGE."  
SITE ACREAGE: 7.504 ACRES  
PROPOSED USE: EXPANSION OF EXISTING MINI-WAREHOUSE FACILITY  
SETBACK REQUIREMENTS:  
FRONT: 30'  
REAR: 15', 5' FOR ACCESSORY STRUCTURES  
SIDE: NONE  
MAXIMUM STRUCTURE HEIGHT: 45'  
MAXIMUM BUILDING COVERAGE: 50% (163,677 SF)  
PROPOSED BUILDING COVERAGE:  
MAXIMUM LOT COVERAGE: 60% (294,438 SF)  
PROPOSED LOT COVERAGE:  
PARKING REQUIREMENTS: 2 SPACES FOR FIRST 100 STORAGE SPACES PLUS 1 SPACE FOR EACH ADDITIONAL 100 STORAGE UNITS  
TOTAL EXISTING STORAGE UNITS: 300  
TOTAL PROPOSED STORAGE UNITS: 300  
MINIMUM TOTAL PARKING SPACES REQUIRED: 8  
PARKING SPACES PROVIDED: 8 (INCLUDING HANDICAPPED ACCESSIBLE SPACE)  
MINIMUM HANDICAPPED PARKING SPACES REQUIRED: 1  
HANDICAPPED PARKING SPACES PROVIDED: 1  
REQUIREMENTS OF ZONING ORDINANCE SEC. 30-05-19 - MINI-WAREHOUSE:  
THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE "GENERAL STANDARDS" ESTABLISHED IN THIS SECTION OF THE ORDINANCE

## GENERAL NOTES

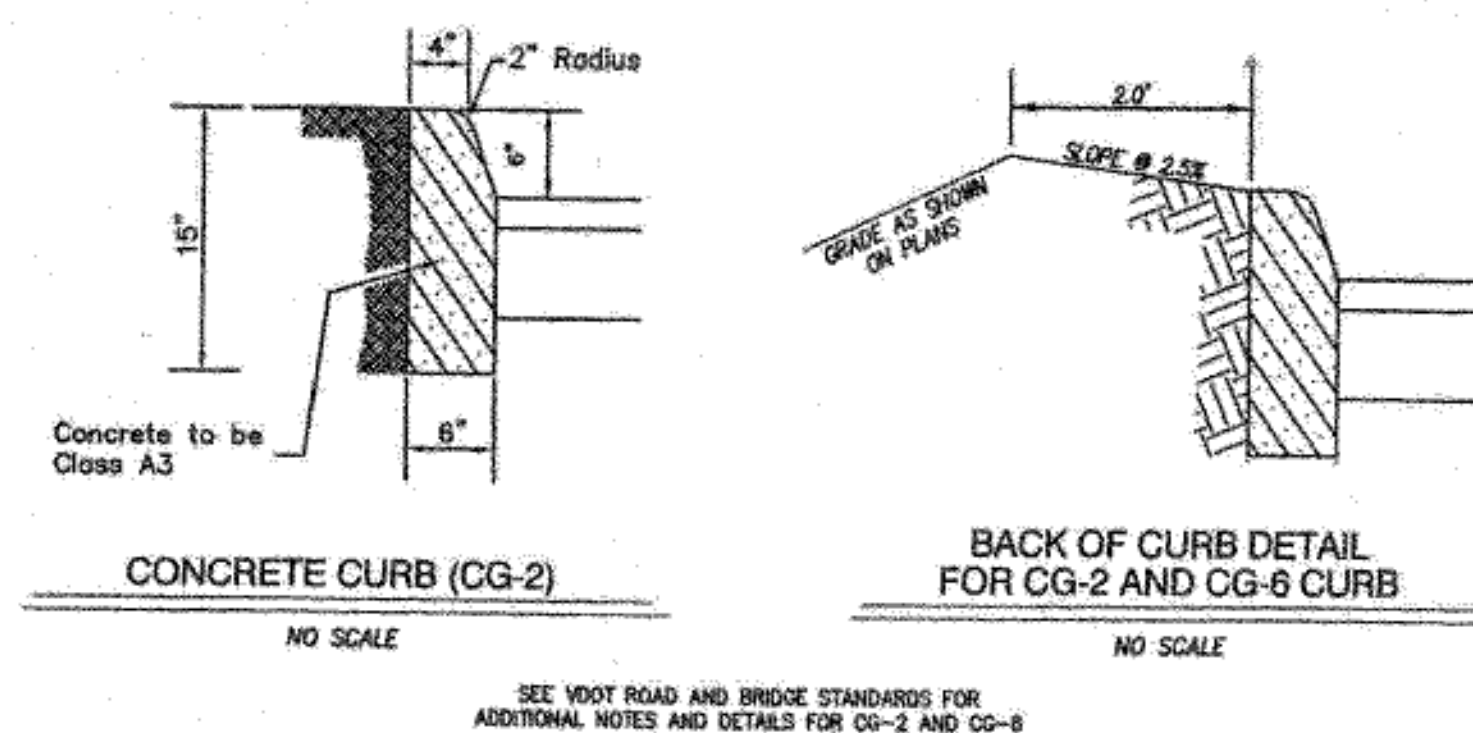
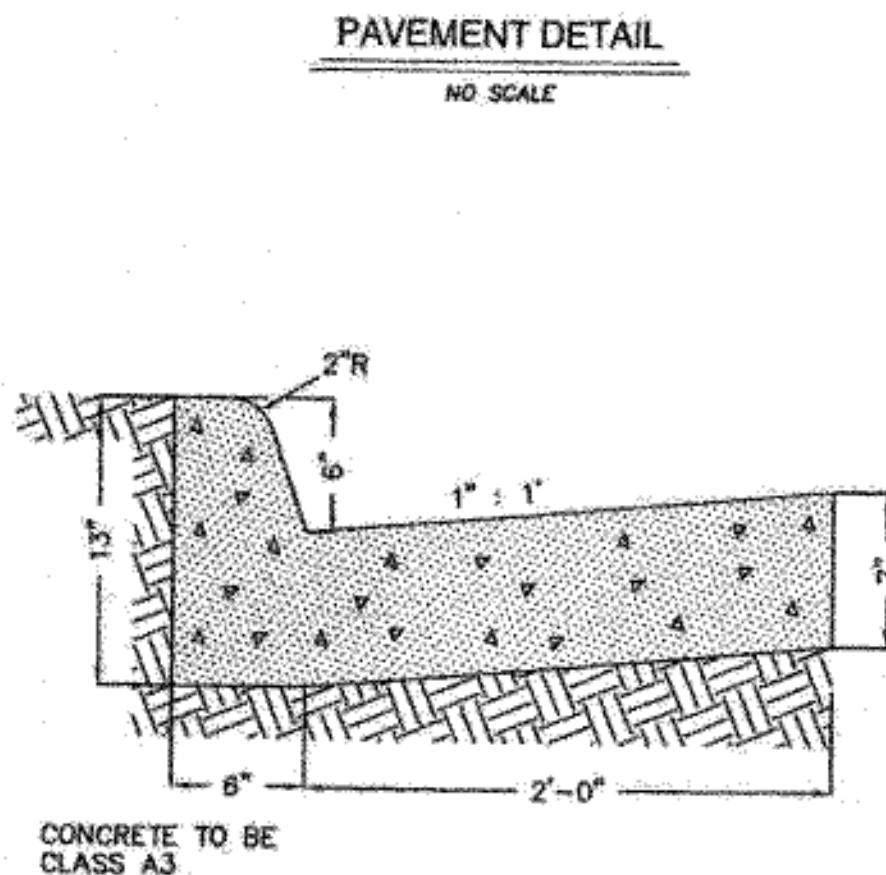
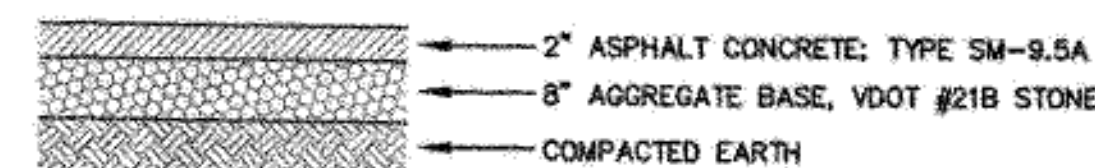
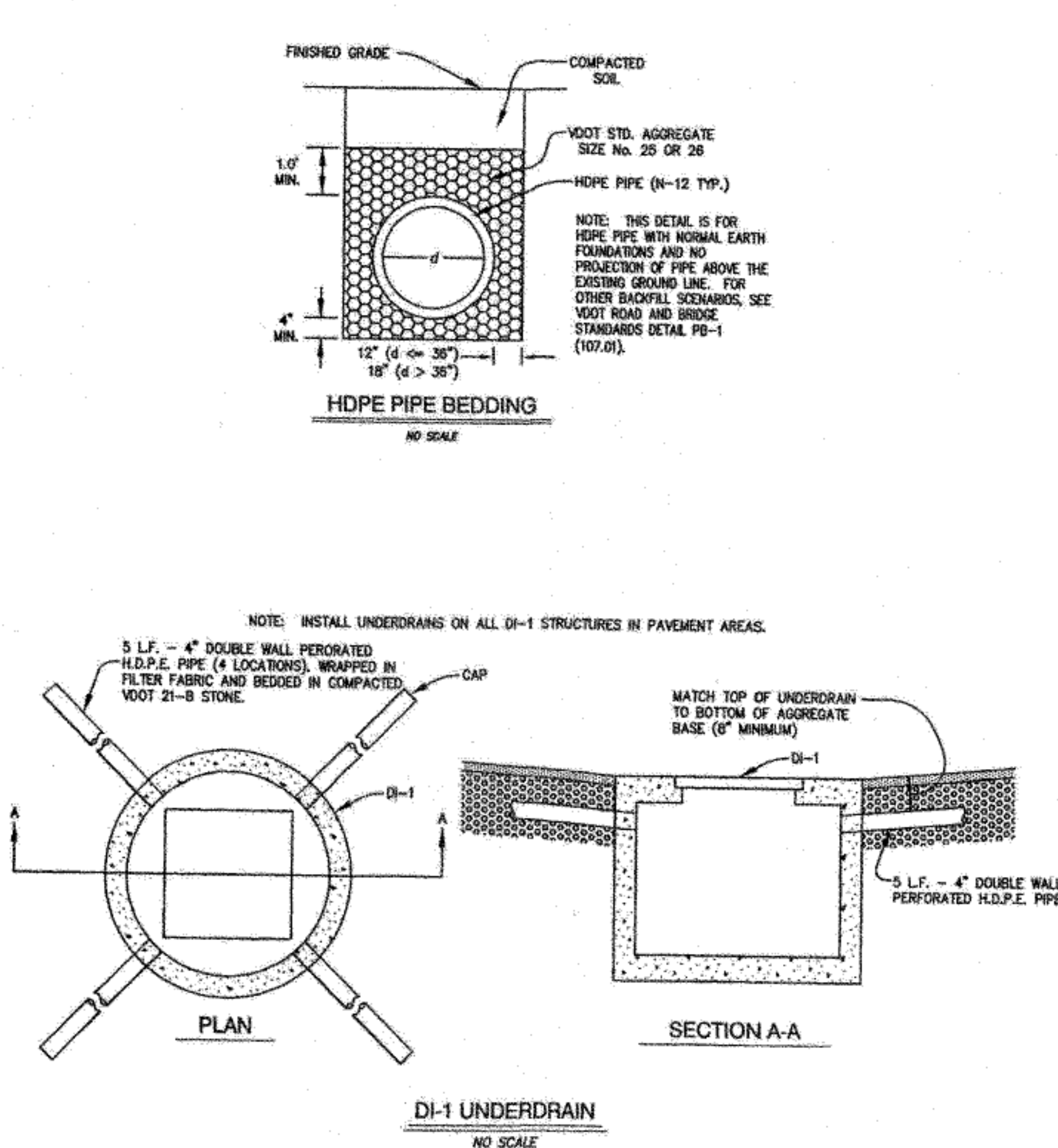
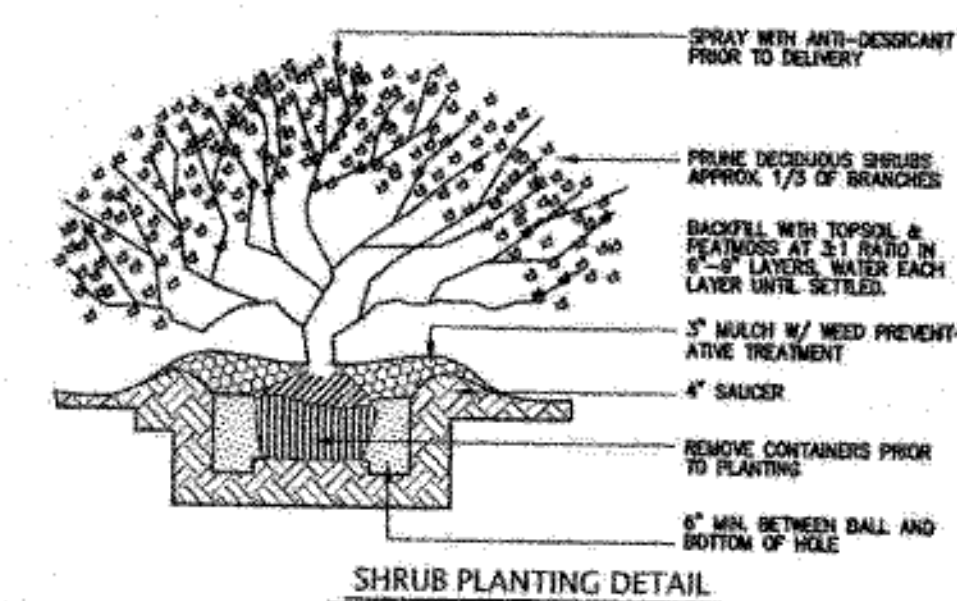
- DEVELOPER: VIRGINIA VARSITY STORAGE, INC. 2031 APPERSON DRIVE, SALEM, VA 24153. OWNER: SAME AS DEVELOPER.
- THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. DATED 2018.
- TOPOGRAPHY DATA BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2018.
- NO TITLE REPORT WAS FURNISHED FOR THIS PROJECT, AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE ACCESSED BY PUBLIC STREETS.
- THE DEVELOPMENT SHOWN ON THESE PLANS IS SERVED BY PUBLIC WATER AND SANITARY SEWER AND NO NEW CONNECTIONS ARE PROPOSED.
- ALL EXISTING 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 ADJACENT RESIDENTIAL PROPERTIES OR RIGHTS OF WAY SHALL NOT EXCEED 0.5 FOOT CANDLES.
- ANY EXISTING SIGN WILL REQUIRE A SEPARATE SIGN PERMIT. NO NEW EXISTING SIGNS ARE PROPOSED WITH THESE PLANS.
- ALL REFUSE DUMPSTERS AND/OR CONTAINERS SHALL BE SCREENED FROM SURROUNDING VIEWS PURSUANT TO THE REQUIREMENTS OF SECTION 30-02-01(F) AND SECTION 30-02-05. NO NEW DUMPSTERS ARE PROPOSED.
- MECHANICAL EQUIPMENT LOCATED ON THE GROUND OR MOUNTED ON A ROOF SHALL BE SCREENED PURSUANT TO THE REQUIREMENTS OF SECTION 30-02-01(F) AND SECTION 30-02-05.
- NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER AND ROANOKE COUNTY.
- A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBER 5161C02530, DATED SEPTEMBER 28, 2007. ZONE "AE," ZONE "X" (SHADED) AND ZONE "X" (UNSHADED).
- 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.

## CONSTRUCTION NOTES

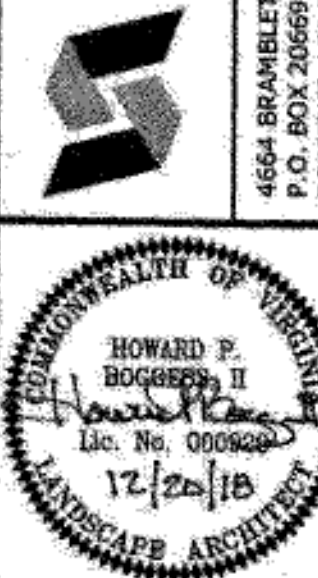
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT ROANOKE COUNTY STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF THE VDOT ROAD AND BRIDGE STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
- 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. SEE VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILS.
- 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.
- 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 ROANOKE COUNTY.
- ALL NECESSARY UTILITY LATERAL CONDUITS (I.E. WATER, SEWER, STORM DRAIN, GAS, ELECTRIC, COMMUNICATIONS) SHALL BE CONSTRUCTED PRIOR TO THE PLACEMENT OF BASE MATERIAL.

## GRADING NOTES

- AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
- TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE. A SEPARATE E & S PLAN MAY BE REQUIRED FOR OFFSITE STOCKPILES.
- FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 8 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.



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



## NOTES & DETAILS

Site Development Plan for  
**VIRGINIA VARSITY STORAGE EXPANSION**  
Prepared for  
**VIRGINIA VARSITY STORAGE**  
CAVE SPRING MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

DATE: December 20, 2018  
SCALE: 1" = 30'  
COMMISSION NO: 17-057  
SHEET 2 OF 8

APPROVED