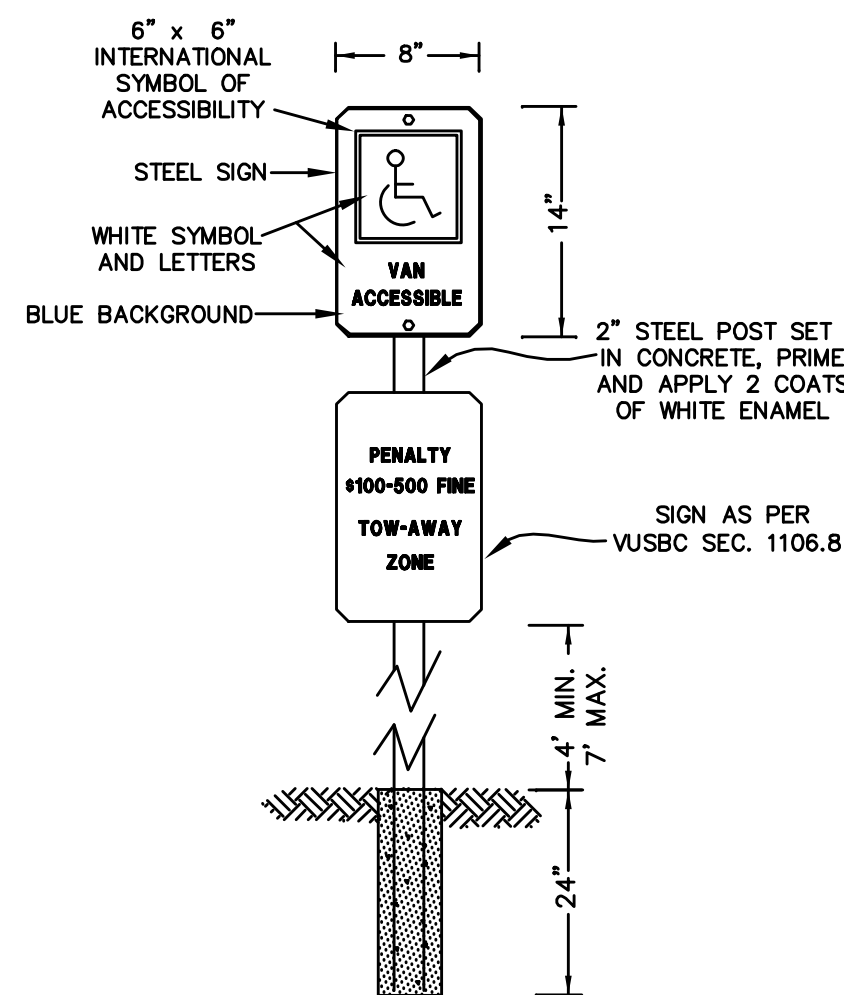


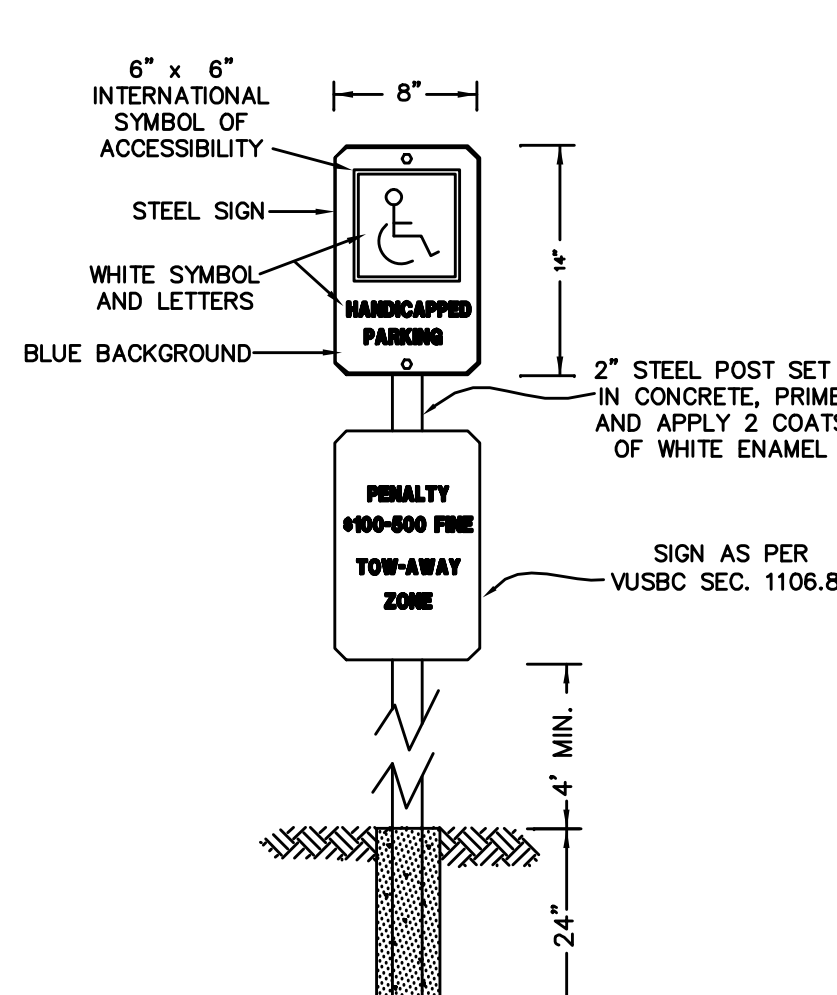
HANDICAP PARKING STRIPING

NO SCALE



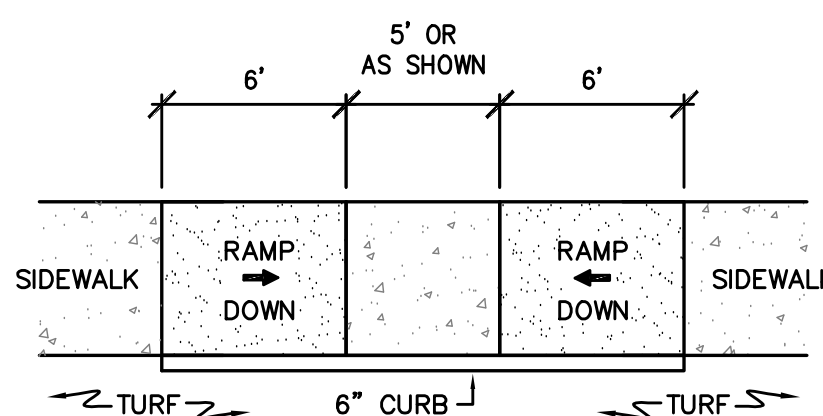
VAN ACCESSIBLE HANDICAP PARKING SIGN (S2)

NO SCALE



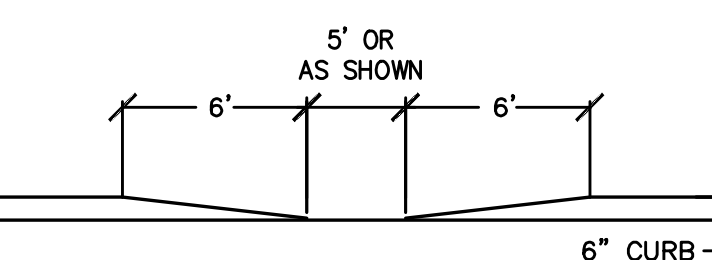
HANDICAP PARKING SIGN (S1)

NO SCALE

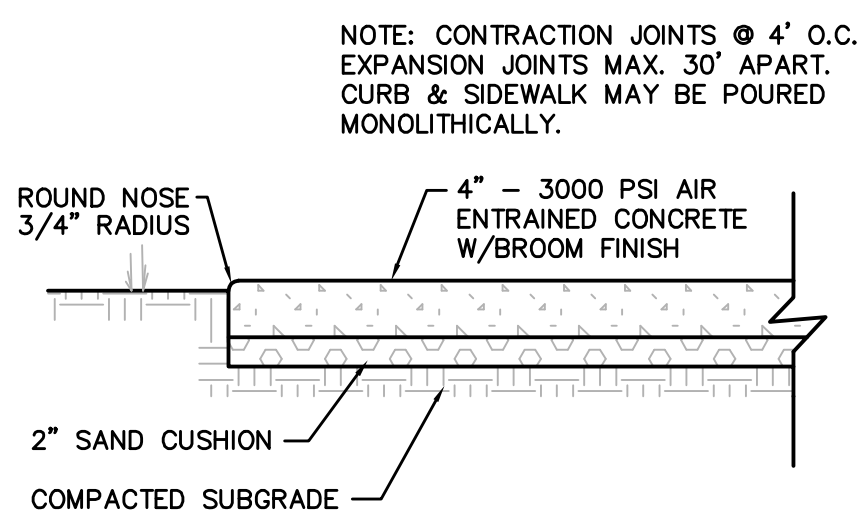
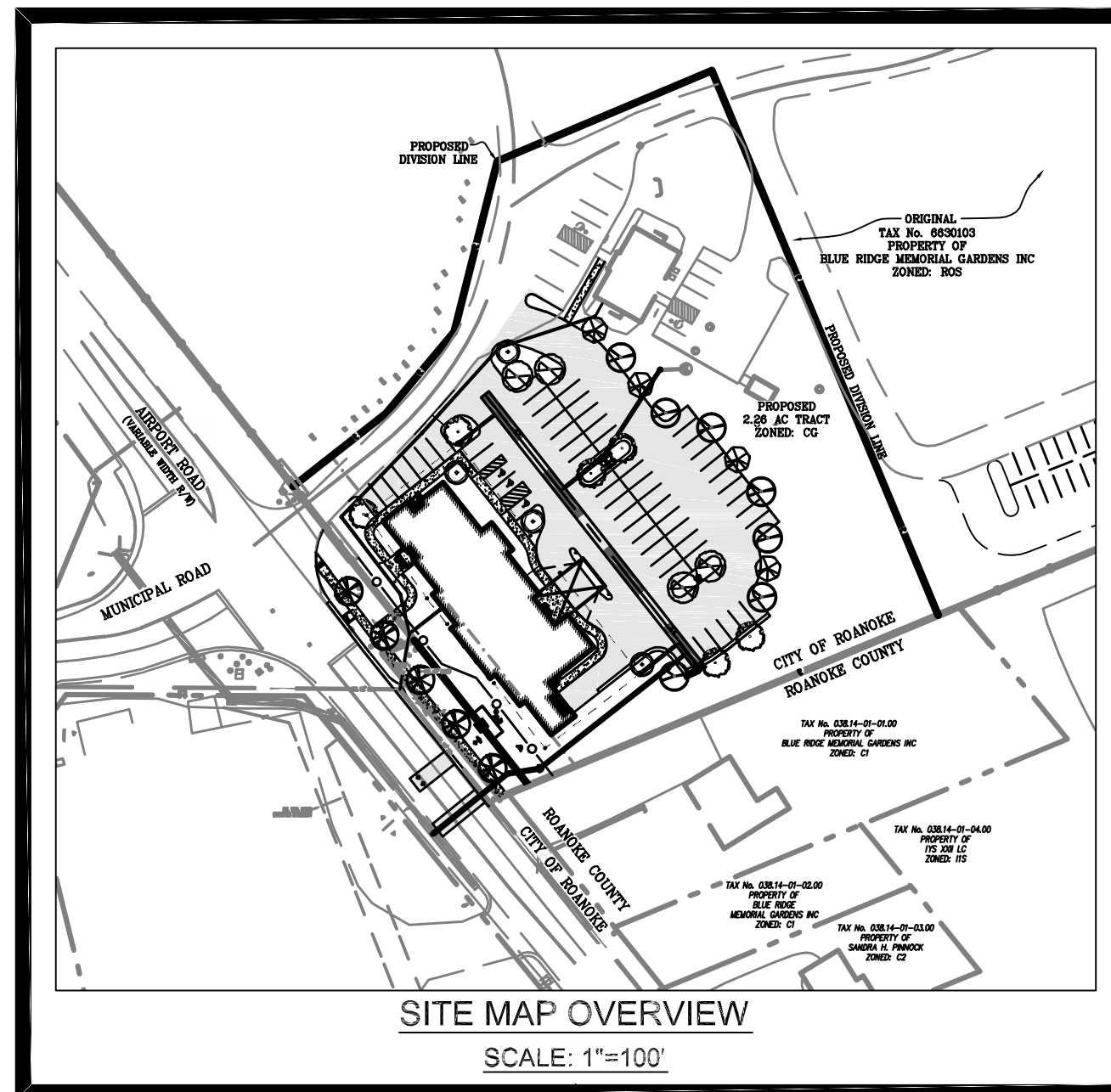
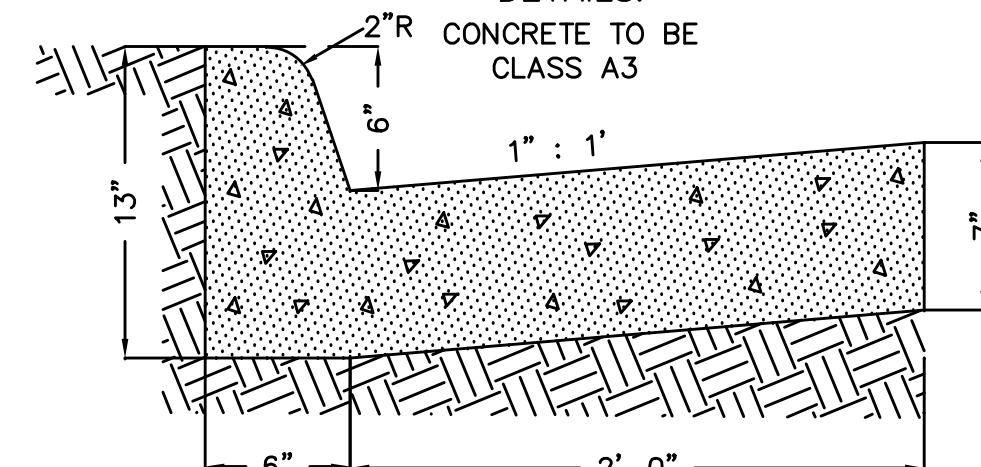


HANDICAP RAMP

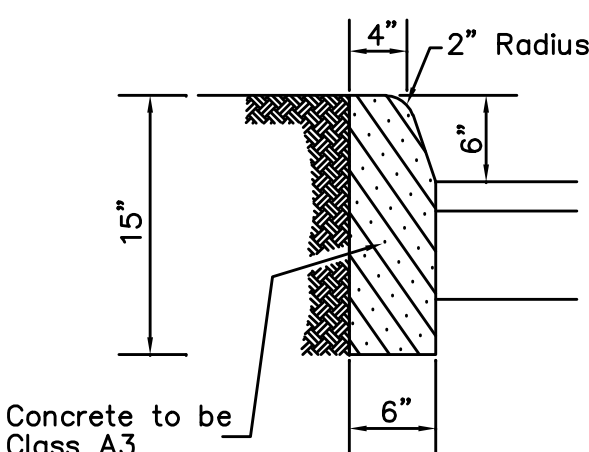
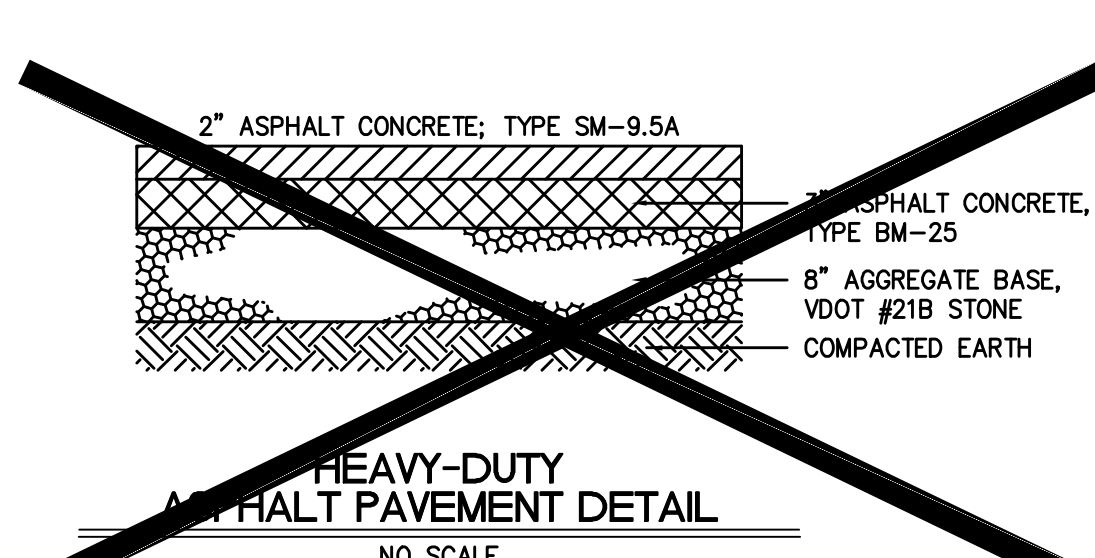
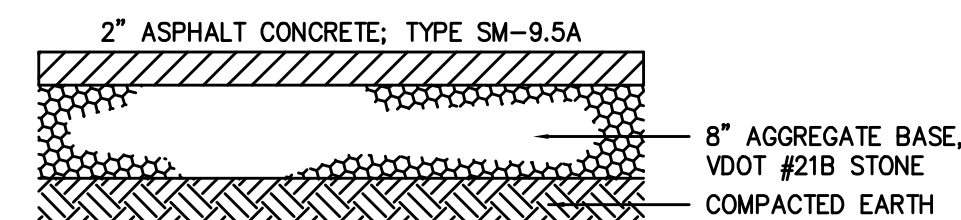
NO SCALE



SEE VDOT ROAD & BRIDGE STANDARDS FOR ADDITIONAL DETAILS.



PAVEMENT NOTES:
1. THE SIZE 21B AGGREGATE SHALL BE PRIMED WITH APPROXIMATELY 0.35 GAL/SY OF RC-250 ASPHALT AND COVERED WITH 16 TO 18 LBS/SY OF SIZE 8-P AGGREGATE BEFORE PLACING SM-9.5A FOR STANDARD PAVEMENT ONLY.



SITE AND ZONING TABULATIONS

TAX NUMBER: A PORTION OF 6630103, NEW TAX NUMBER PENDING SUBDIVISION
ZONING DISTRICT: CG-6 - COMMERCIAL-GENERAL DISTRICT W/ CONDITION
PROFFERED CONDITION: THE PROPERTY WILL BE DEVELOPED IN SUBSTANTIAL CONFORMITY WITH THE DEVELOPMENT PLAN PREPARED BY LUMSDEN ASSOCIATES, P.C. DATED DECEMBER 23, 2021, A COPY OF WHICH IS ATTACHED TO THE ORIGINAL APPLICATION AS EXHIBIT "A", SUBJECT TO ANY CHANGES REQUIRED BY THE CITY DURING COMPREHENSIVE DEVELOPMENT PLAN REVIEW.

PROPOSED USE: FUNERAL HOME
SITE ACREAGE: 2.21 ACRES - 96,370 S.F. (PENDING SUBDIVISION & R/W DEDICATION)
0.05 ACRES - 2,169 S.F. (RIGHT-OF-WAY DEDICATION)
LOT AREA: 10,000 S.F. MIN / 130,690 S.F. MAX.
LOT FRONTAGE: 100' MIN. / NONE MAX.
YARD REQUIREMENTS:
FRONT: 0' MIN. / 30' MAX.
SIDE: 0'
REAR: 0'
FRONT YARD INFILL APPLIES: NO
CIVIC SPACES YARD OPTION APPLIES: NO
MAXIMUM HEIGHT: NONE WHEN NOT ADJACENT TO RESIDENTIAL
45' WHEN ADJACENT TO RESIDENTIAL
FLOOR AREA RATIO: 5.0
MAXIMUM IMPERVIOUS SURFACE RATIO: 85% (81,915 S.F.)
PROPOSED IMPERVIOUS SURFACE RATIO: 57.2% (55,111 S.F.)
BUILDING FACADE TRANSPARENCY REQUIREMENT: 50% (GROUND FLOOR) & 20% (UPPER FLOORS)
MINIMUM PARKING REQUIREMENT: NO
PEDESTRIAN ACCESS REQUIREMENT: YES
MINIMUM TREE CANOPY: 10% (PARKING AREA REQUIREMENTS APPLY)
SEE LANDSCAPE PLAN (SHEET 10) FOR ADDITIONAL INFORMATION
PARKING REQUIREMENTS:
MINIMUM PARKING REQUIRED: NO MINIMUM
PROPOSED PARKING - 61 SPACES (INCLUDING 3 ADA SPACES)

GENERAL NOTES

- OWNER/DEVELOPER: SCI FUNERAL SERVICES OF VIRGINIA, LLC
1929 ALLEN PARKWAY
HOUSTON, TX 77019
- THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. DATED 2022.
- TOPOGRAPHY DATA BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2022.
- 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 SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
- ANY AND ALL EXTERIOR LIGHTING SHALL BE DESIGNED AND INSTALLED PER ARTICLE 6, DIVISION 2, - OUTDOOR LIGHTING, OF THE CITY OF ROANOKE ZONING ORDINANCE.
- ANY EXTERIOR SIGN WILL REQUIRE A SEPARATE SIGN PERMIT.
- 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. NO NEW DUMPSTER IS PROPOSED WITH THIS PLAN.
- 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. PROPOSED MECHANICAL EQUIPMENT, IF INCLUDED ON ARCHITECTURAL PLANS, SHALL BE SCREENED ACCORDINGLY.
- THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT ROANOKE CITY TAX ASSESSMENT MAP NO. 6630103.
- ALL NEW UTILITY SERVICE LATERALS, INCLUDING ELECTRIC, SHALL BE INSTALLED UNDERGROUND.
- NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, THE CITY OF ROANOKE, AND/OR THE WESTERN VIRGINIA WATER AUTHORITY.
- THIS PROJECT IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) 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 51161C0154G DATED SEPTEMBER 28, 2007. 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.
- NO OUTDOOR STORAGE IS PROPOSED WITH THIS DEVELOPMENT.

CONSTRUCTION NOTES

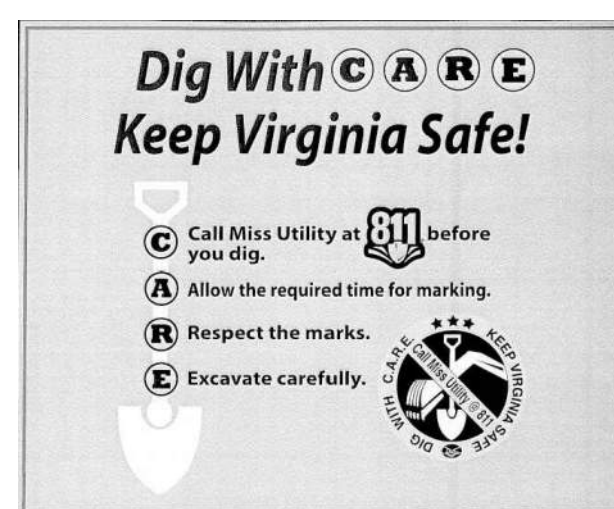
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF THE VDOT ROAD AND BRIDGE STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS AND THE LOCATION 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.
- EXISTING UTILITIES TO BE ABANDONED OR REMOVED SHALL BE CAPPED OR TIED OFF IN ACCORDANCE WITH CITY OF ROANOKE EXCAVATION AND RESTORATION STANDARDS.
- 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.
- 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 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.

WESTERN VIRGINIA WATER AUTHORITY WATER AND SEWER NOTES

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) AVAILABLE AT WWW.WESTERNVIAWATER.ORG OR BY CONTACTING THE AUTHORITY AT 540-853-5700. THE PROJECT SHALL ALSO COMPLY WITH THE GOVERNING JURISDICTION'S STANDARDS AND OTHER AGENCY STANDARDS (E.G., VDOT, DEQ, DCR, VDM, ETC.) WHERE APPLICABLE.
- A MINIMUM COVER OF THREE (3) FEET IS REQUIRED ON ALL WVWA WATER AND SEWER LINES.
- ALL EXISTING UTILITIES MAY NOT BE SHOWN IN THEIR EXACT LOCATIONS. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AND SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES IN THE AREAS OF CONSTRUCTION PRIOR TO STARTING WORK.
- PLEASE SHOW ALL WVWA WATER AND SEWER UTILITIES ON ANY DEVELOPMENT PLAN.
- THE LOCATION OF EXISTING UTILITIES ACROSS OR ALONG THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL ON HIS OWN INITIATIVE AND AT NO EXTRA COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AND POTHOLES AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. ALL DAMAGE INCURRED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- PLAN APPROVAL BY THE WVWA DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE OR RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.
- ALL PRIVATE UTILITY CONSTRUCTION, I.E. PIPING, VALVES, HYDRANTS, METERS AND BOXES, CLEAN OUTS, SANITARY SEWER MANHOLES, BEDDING, ETC. SHALL COMPLY WITH THE CURRENT VIRGINIA UNIFORM STATEWIDE BUILDING CODE (INCLUDING AMENDMENTS).
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18' CLEARANCE VERTICALLY AND TWO (2) FOOT MINIMUM HORIZONTALLY FROM THE OUTSIDE OF PIPE TO OUTSIDE OF PIPE WITH ALL OTHER UNDERGROUND UTILITIES. WHERE THIS CANNOT BE ACHIEVED, ADDITIONAL MEASURES IN ACCORDANCE WITH WVWA STANDARDS SHALL BE ENFORCED.
- ALL UTILITY GRADE ADJUSTMENTS SHALL BE IN ACCORDANCE WITH WVWA STANDARDS AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- FIELD CHANGES SHALL BE SUBMITTED BY THE ENGINEER OF RECORD TO THE LOCALITY AND APPROVED BY THE WVWA.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF WATER VALVE TO WVWA FOR REVIEW AND APPROVAL PRIOR TO VALVE FABRICATION.
- PRIOR TO REQUESTING SUBSTANTIAL COMPLETION INSPECTION BY THE WVWA, THE DEVELOPER MUST SUBMIT AS BUILTS FOR REVIEW AND APPROVAL.

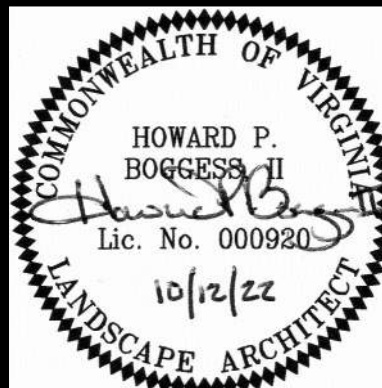


City of Roanoke
Planning, Building, & Development

COMPREHENSIVE DEVELOPMENT PLAN

APPROVED

by Aaron Cypher 11/22/2022



NOTES AND DETAILS

PRELIMINARY SITE PLAN
BLUE RIDGE MEMORIAL GARDENS
LOCATED AT
5721 AIRPORT ROAD, N.W.
TAX PARCEL ID: 06630103
CITY OF ROANOKE, VIRGINIA

REVISIONS	DESCRIPTION	DATE	NO.
1			
2			
3			
4			
5			

DATE: October 12, 2022

SCALE: NTS

COMMISSION NO: 21-009

SHEET 2 OF 12