Tax Number: 7050111 Parcel Total Area: 7.603 acres Parcel Address: 201 Berkley Road Zone: Industrial (I-1) **Proposed Use: Mini-warehouse**

Maximum Building Height: none Required Parking Spaces: Not applicable Proposed Parking Spaces: Loading spaces only (in front of units)

Front: 0'

Building Setbacks:

Maximum Impervious Area: 90%; Actual: 40% **Proposed Impervious Surface Coverage: 39%** Maximum Floor Area Ratio:2.0; Actual: 0.18

Water. Sewer: WVWA - Private fire line connection.

Lighting: No site lighting is planned for this project.

Landscape Requirements: See Landscape Plan.

Dumpster: Dumpsters must meet requirements of Sec. 36.2-647. No dumpster is planned for this project.

Mechanical equipment shall be screened in accordance with Section 36.2-647. No mechanical equipment planned for this project.

No signage approval is given with the review of this site plan. Please contact Permit Center staff for sign permit information. No signage is planned for this project.

STANDARD CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS

NOTICE: All Landowners, Developers and Contractors

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED ABOVE MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.

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 the contractor from the City of Roanoke.

<u>LAND DISTURBANCE PERMIT</u>: An approved erosion and sediment control plan for any borrow/fill sites associated with the project must be submitted prior to the issuance of a land disturbance

PLANS AND PERMITS: A copy of the plans approved by the City (signed by the proper City officials) and all permits issued by the City shall be available at the construction site at all times of ongoing construction.

LOCATION OF UTILITIES: The contractor shall verify the location of all existing utilities prior to the

CONSTRUCTION ENTRANCE: The contractor shall install an adequate construction entrance for all construction related egress from the site. Size and composition of the construction entrance shall be as shown on the plans.

STREETS TO REMAIN CLEAN: It shall be the responsibility of the contractor to insure that the public street adjacent to the construction entrance remains free of mud, dirt, dust and/or any type of construction materials or litter at all times.

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 safety of the public are in place.

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.

<u>APPROVED PLANS/CONSTRUCTION CHANGES</u>: 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 made.

FINAL ACCEPTANCE/CITY: The owner or developer shall furnish the City of Roanoke's Planning Building and Development Department with a fIELD SURVEY Final correct set of as—built plans of the newly constructed storm drain and/or stormwater 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 South Coordinate System, NAD 1983, FIPS 4502 Feet, US Survey Feet, Datum NA 83, the form of 1 paper copy and 1 digital AUTOCAD file.

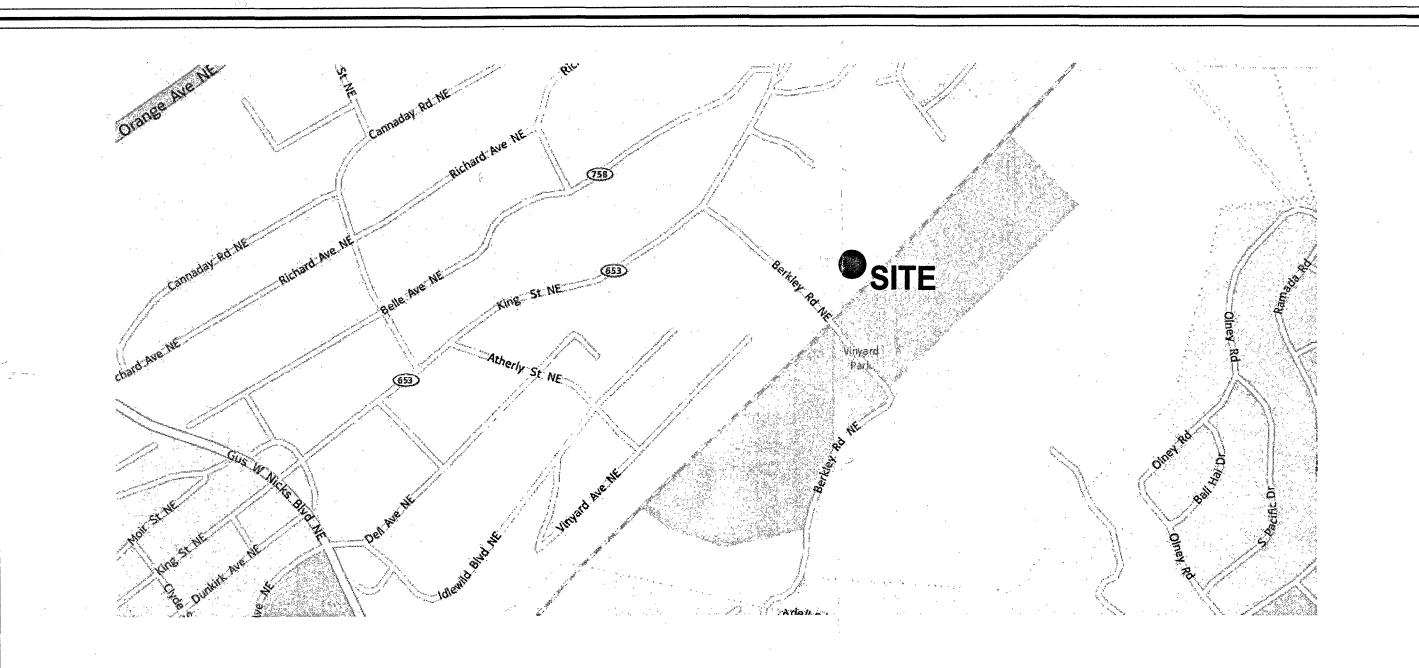
SITE DEVELOPMENT PLANS

BERKLEY SELF STORAGE EXPANSIONS

City of Roanoke, VA

May 20, 2014 **Latest Revision July 21, 2014**

CP # 140022



VICINITY MAP

SCALE: NTS

CONTACT INFORMATION:

Engineer/Surveyor:

Parker Design Group, inc. 816 Boulevard **Salem, VA 24153**

Ph-540-387-1153

Owner/Developer:

Front Street Investments, LLC 201 Berkley Road Roanoke, VA Ph - 540-344-5188

SHEET INDEX:

COVER SHEET

EXISTING CONDITIONS & DEMOLITION PLAN

SITE DIMENSIONAL & UTILITY PLAN

C03 GRADING, AND EROSION SEDIMENT CONTROL PLAN

EROSION AND SEDIMENT CONTROL NARRATIVE

EROSION AND SEDIMENT CONTROL DETAILS

STORM PROFILES AND DETAILS

WATER LINE PROFILES AND DETAILS

LANDSCAPE PLAN AND DETAILS

GENERAL NOTES:

1. The minimum required density for all compaction shall be 95 percent of maximum dry density with a moisture content within ±2 percent of the optimum. It is contractor's responsibility to verify compacted fill is suitable for building construction.

2. It is the contractor's responsibility to meet compliance requirements with section 59.1-406, et seq. of the Code of Virginia (overhead high voltage lines safety act).

3. The contractor shall be responsible for obtaining all necessary permits before beginning construction.

4. It is the contractor's responsibility to insure that the streets are in a clean, mud and dust free condition at all times. 5. Owner is responsible for obtaining permission for any offsite grading, erosion and sediment control measures, and construction. 6. All construction will be in accordance with City of Roanoke standards and specifications.

7. Unless shown and specified otherwise, methods and materials shall be in accordance with VDOT Road and Bridge Standards

8. Measures to control erosion and siltation must be provided prior to plan approval. Plan approval in no way relieves the developer or contractor of the responsibilities contained within the erosion and siltation control policies.

9. An approved set of plans and all permits must be available at the construction site. 10. Utilities shown herein are based on available above ground structures (valves, manholes, etc.) and existing City of Roanoke

11. Contractor shall coordinate installation of any new permanent electrical service, telephone service, gas and cable TV. Any new

utility lines shall be installed underground in accordance with City code 36.2-610. 12. Contractor shall be responsible for repair of any utilities damaged as a result of construction activities. Verify location of all

13. The developer and/or contractor shall supply all utility companies with copies of approved plans, advising them that all grading

and installation shall conform to approved plans. 14. Contractors shall notify utilities of proposed construction at least two (2), but not more than ten (10) working days in advance.

Area public utilities may be notified thru "Miss Utility": 1-800-552-7001

15. All storm will be visually inspected by the City's inspector prior to backfilling the trenches.

16. Distances and radii referred to are to the face of curb, unless otherwise noted. 17. Any Rights-of-way, lot lines, and easements to be dedicated will be done on plats separate from these plans.

18. Pavement sections on approved plans are based on a minimum CBR of 7.

19. Lighting shall not glare onto adjoining properties or on any public street right-of-way.

20. Proposed signage shall be permitted separately in accordance with the City of Roànoke regulations.

21. A pre-construction conference should be scheduled with the City of Roanoke Department of Planning Building and Development, to be held at least forty eight (48) hrs prior to any construction.

22. A field review shall be made by the City of Roanoke during construction to determine the adequacy of channels and ditches as constructed in accordance with the approved plan. In the event of scour and erosion, the owner shall install additional measures as determined and required by the City.

23. Field corrections shall be approved by the development engineer in the City of Roanoke Department of Planning Building and Development prior to such construction.

24. Field construction shall honor proposed drainage divides as shown on plans.

25. Construction debris shall be containerized in accordance with the Virginia Litter Control Act. No less than one litter receptacle shall be provided on site. The contractor shall provide adequate means of cleaning mud from trucks and/or other equipment prior to entering public streets.

ENGINEER NOTES:

Parker Design Group assumes no responsibility for adequacy of plans or for information on plans until such plans have been approved by the required public agencies.

Any work commenced on a project prior to plan approval is at the sole risk of the developer.

Parker Design Group does not guarantee the completion or quality of performance of the contracts or the completion or quality of contracts by Subcontractors or other third parties.

> Miss Utility of Virginia 204 RIVERS BEND BOULEVARD CHESTER, VIRGINIA 23831



BEFORE YOU DIG ANYWHERE II VIRGINIA! CALL 1-800-552-7001 **VA LAW REQUIRES 48 HOURS**

NOTICE BEFORE YOU EXCAVATE

City of Roanoke Planning Building and Development

LOCAL APPROVALS:

DEVELOPMENT PLAN APPROVED

Zoning Administrator ATT Y Any changes to this approved plan must be coordinated with the

Agent to the Planning Commission and revisions approved prior

Salem, VA 24153 Ph: 540-387-1153 Phone: 804-358-2947

Fax: 540-389-5767 Fax: 804-359-9645 www.parkerdg.com

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KENIZIONZ:	
	Per City Comm 21 July
	21 July
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DESIGNED BY: SRB/SLR

CHECKED BY: As Shown May 20, 2014

SHEET TITLE:

Cover Sheet

