

SITE STATISTICS:

Tax Number: 5220602
Parcel Total Area: 3.756 Acres (Inst. No. 020007025)
Disturbed Area: 0.82 Acre Disturbed (35,800 SF)
Developed Area: 0.60 Acre (25,725 SF)
Zone: I-1
Zoning Overlays: RCC (River and Creek Corridors Overlay District)
F (Floodplain Overlay District)
Existing/Proposed Use: Fueling Station, Wholesale
New Tank Area contains Heating Oil
Existing Building - 30,415 SF (Gross) - No proposed building
Required Parking: Industrial: Fueling Station, Wholesale
Min. = 1 per employee; No maximum applies
20 employees x 1 per employee = 20 required spaces
Existing Parking Spaces: 23 spaces provided including 1 handicap
Loading Spaces Required/Provided: 1 space (0.75 x 30,415 SF = 22,811 SF) / 2 spaces existing
Building Setbacks: Front: 30' max. (not applicable); Side: N/A; Rear: N/A
Overall Maximum Impervious Surface Ratio: 90% (70% proposed)
Minimum Frontage: 100 LF (685.70 LF actual)
Water: Public - Western Virginia Water Authority- Fire Connection and Public Hydrant
Sewer: Public - Western Virginia Water Authority- no new connection
Lighting: Existing lights on-site. No new lights planned.

Fire Protection: The existing site has a hydrant 530' from the most remote point. A chemical fire suppression system has been approved under Permit No. F080025. The system is shown as part of this project. A new hydrant is planned off the proposed connection. The proposed hydrant is within 250' from the most remote point of the new tank containment system.

The existing entrance conforms to AASHTO guidelines for intersection sight distance.

See Landscape Plan for Landscaping Requirements.

Outdoor Storage is not allowed in front of the building line. Fleet Storage is excluded.

COMPREHENSIVE SITE PLAN

PREPARED FOR
PM Properties, Inc.

Tank Containment Expansion

CITY OF ROANOKE

December 17, 2008

Revised February 11, 2009

Revised March 26, 2009

Revised April 16, 2009

CP# 080073

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.

LAND DISTURBANCE PERMIT: 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 permit.

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 commencement of any construction.

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.

APPROVED PLANS/CONSTRUCTION CHANGES: 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 final correct set of as-built plans prior to final acceptance by the City.

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 IN
VIRGINIA CALL 1-800-552-7001
VA LAW REQUIRES 48 HOURS
NOTICE BEFORE YOU EXCAVATE.

CONTACT INFORMATION:

Engineer/
Surveyor: Parker Design Group
816 Boulevard
Salem, VA 24253
Ph. 540.387.1153
Fax. 540.389.5767

Owner: Roanoke Warehouse, LLC
3000 Ogden Road, S.W.
Roanoke, VA 24014

Developer: PM Properties, Inc.
3000 Ogden Road, S.W.
Roanoke, VA 24014
Phone: (540) 772-4900
Fax: (540) 772-6900

SHEET INDEX:

C01 COVER SHEET
C02 EXISTING CONDITIONS, DEMOLITION, & INITIAL ESC PLAN
C03 DIMENSION PLAN & PROFILES
C04 UTILITY PLAN
C05 GRADING, LANDSCAPE & ESC PLAN
C06 ESC NOTES & DETAILS
C07 STORMWATER QUALITY STRUCTURE DETAILS
C08 DETAILS

LEGEND:

	CONCRETE		EX. POWER POLE
	PROPOSED GRAVEL		EX. TELEPHONE
	EXISTING GRAVEL		BENCHMARK
	SURVEYED PROPERTY LINE		PROP. SANITARY SEWER LINE
	DEED PROPERTY LINE		PROP. STORM SEWER LINE
	OHV		PROP. CONTOURS
	EXIST. OVERHEAD POWER		EXIST. 2' CONTOURS
	EXIST. WATER LINE		EXIST. 10' CONTOURS
	EXIST. STORM SEWER		PROP. SPOT ELEVATION
	EXIST. SANITARY SEWER		EXIST. SPOT ELEVATION
	EXIST. TREE LINE		SILT FENCE
	EXIST. EDGE OF PAVEMENT		PROP. TREE LINE
			LIMITS OF DISTURBANCE

GENERAL NOTES:

- 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.
- 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).
- The contractor shall be responsible for obtaining all necessary permits before beginning construction.
- All construction will be in accordance with the City of Roanoke standards and specifications.
- Unless shown and specified otherwise, methods and materials shall be in accordance with VDOT Road and Bridge Standards latest edition.
- Contractor shall be responsible for repair of any utilities damaged as a result of construction activities. Verify location of all existing utilities prior to beginning work.
- Owner responsible for obtaining permission for any offsite grading, erosion and sediment control measures, and construction.
- Distances and radii referred to are to the edge of pavement, unless otherwise noted.
- Rights-of-way, lot lines, and easements are dedicated on plats separate from these plans.
- Utilities shown herein are based on available above ground structures (valves, manholes, etc.), existing City of Roanoke and WVA mapping.
- The contractor or developer is required to notify the City of Roanoke Planning Building & Development prior to any construction, including, but not limited to the following:
 - Installation of approved erosion control devices
 - Clearing and grubbing
 - Subgrade excavation
 - Installing storm sewers or culverts
 - Placing gravel base
 - Placing any roadway surface
 - Installing water lines
 - Installing sanitary sewer lines
- A pre-construction conference should be scheduled with the City of Roanoke prior to any construction.
- Plan approval in no way relieves the developer or contractor of the responsibilities contained within the erosion and siltation control policies.
- An approved set of plans and all permits must be available at the construction site.
- Field construction shall honor proposed drainage divides as shown on plans.
- All unsuitable material shall be removed from the construction limits of the roadway before placing embankment.
- Pavement sections on approved plans are based on a minimum CBR of 5. CBR values < 5 will require revised pavement sections.
- 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.
- It is the contractors responsibility to insure that the streets are in a clean, mud and dust free condition at all times.
- 100 year floodway and floodplain information shall be shown where applicable.
- Grade stakes shall be set for all curb and gutter, culvert, and storm sewer.

LOCAL APPROVALS:

as Built
6-17-09
Hall

APPROVED
APR 27 2009

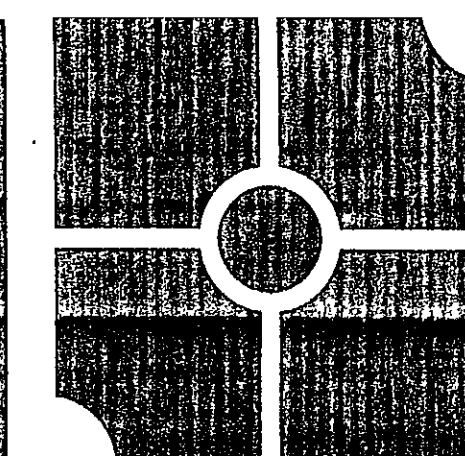
DEVELOPMENT PLAN APPROVED

Agent, Planning Commission: Date: 4/27/09

Development Engineer: 4-24-09

Zoning Administrator: 4/27/09

Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.



parker
DESIGN GROUP

816 Boulevard
Salem, Virginia 24153
Phone: 540-387-1153
Fax: 540-389-5767
www.parkerdg.com

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**Comprehensive Site Plan for
Tank Containment Expansion
for PM Properties, Inc**
3643 Aerial Way Drive, S.W.; Tax # 5220602
City of Roanoke, VA

REVISIONS:

Address City Comments	Address City, SPCCC & WVA Comments	Address Comments on Fire Line
02-11-2008	03-26-2009	PJB 04-16-2009

DESIGNED BY: PJB

DRAWN BY: MFW

CHECKED BY: PJB

SCALE: As Shown

DATE: December 17, 2008

PREPARED BY: PJB

SHEET TITLE:

Cover
Sheet

C01
01 OF 08
PROJECT NUMBER:
08-0323-01