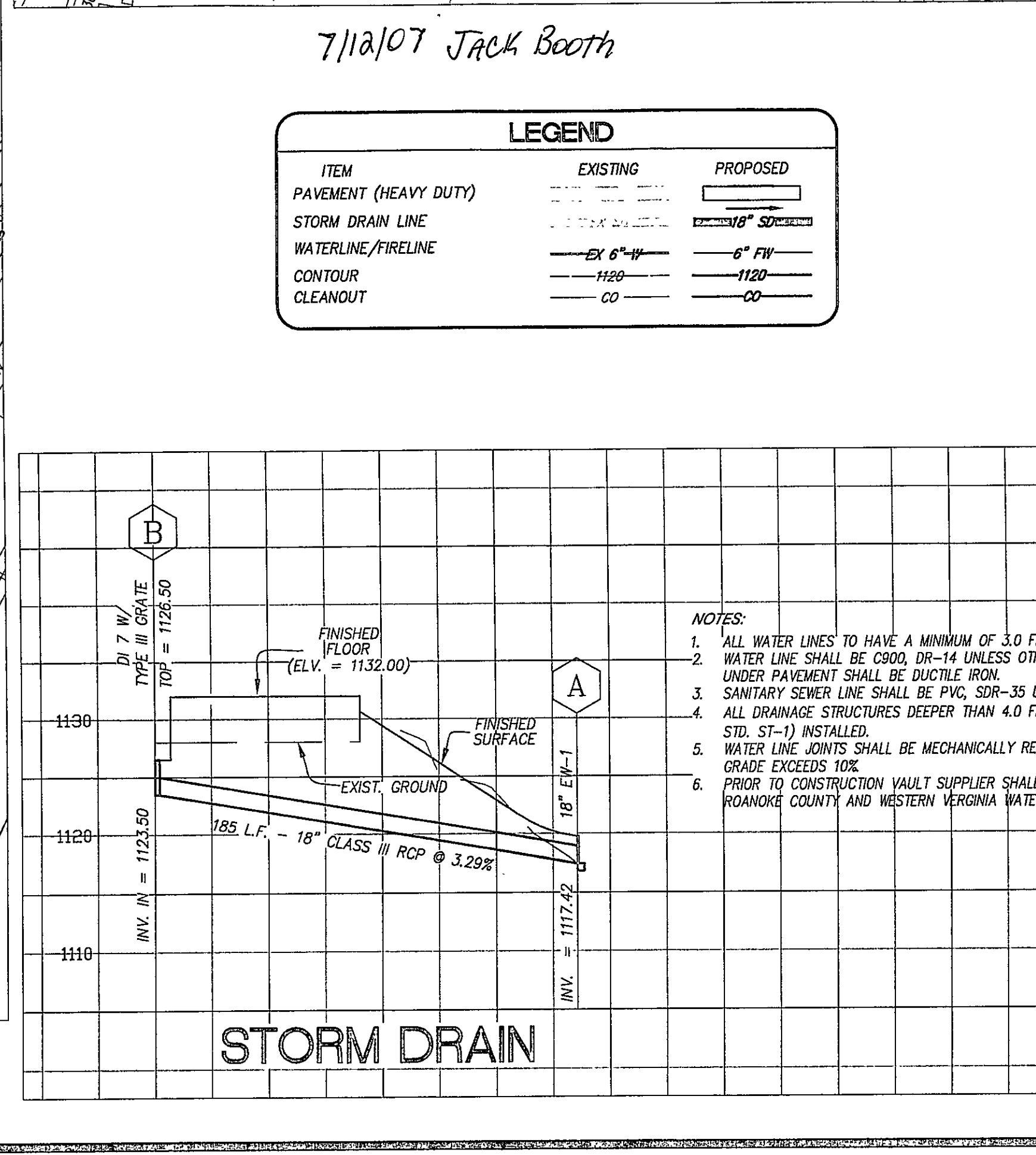
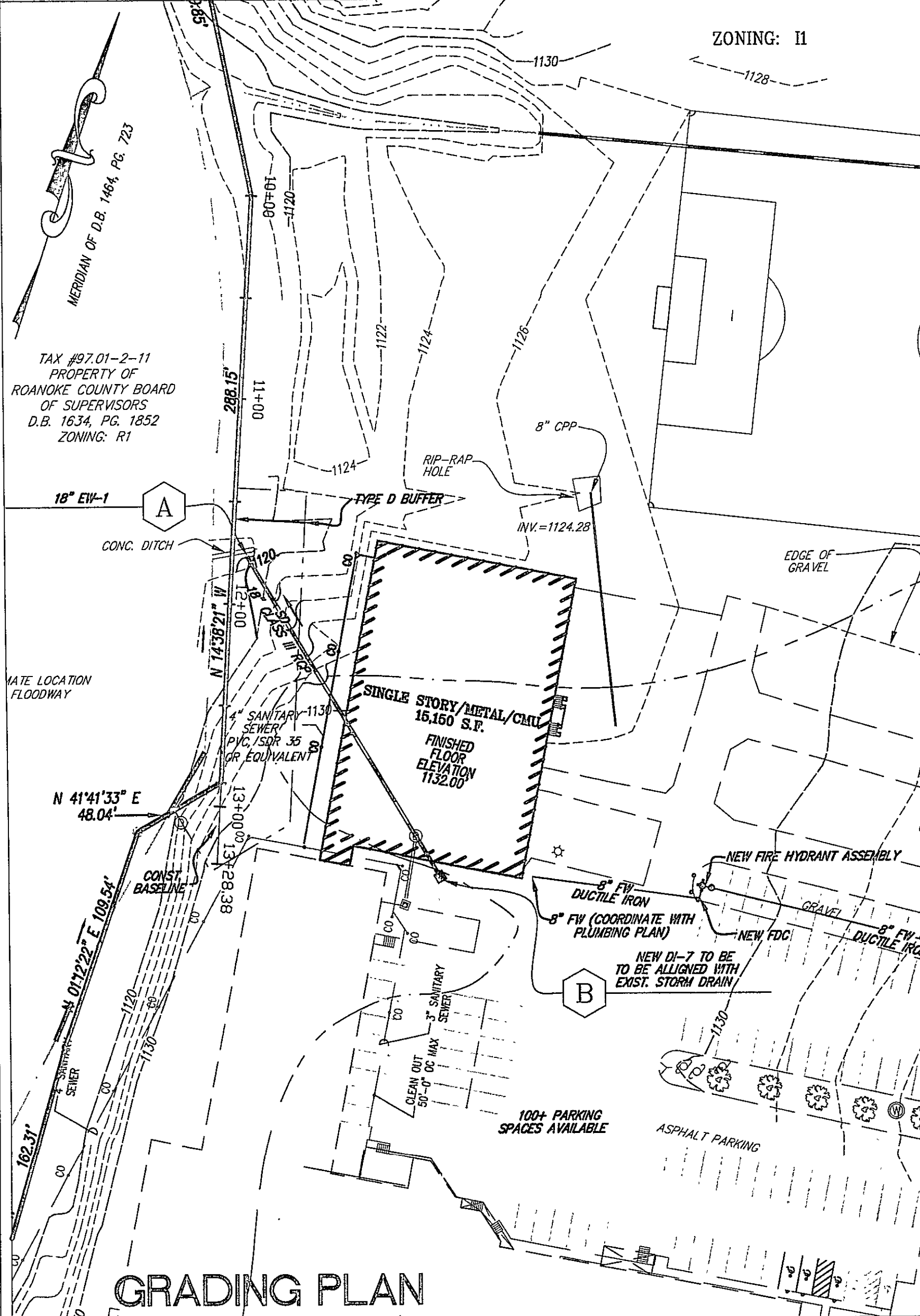
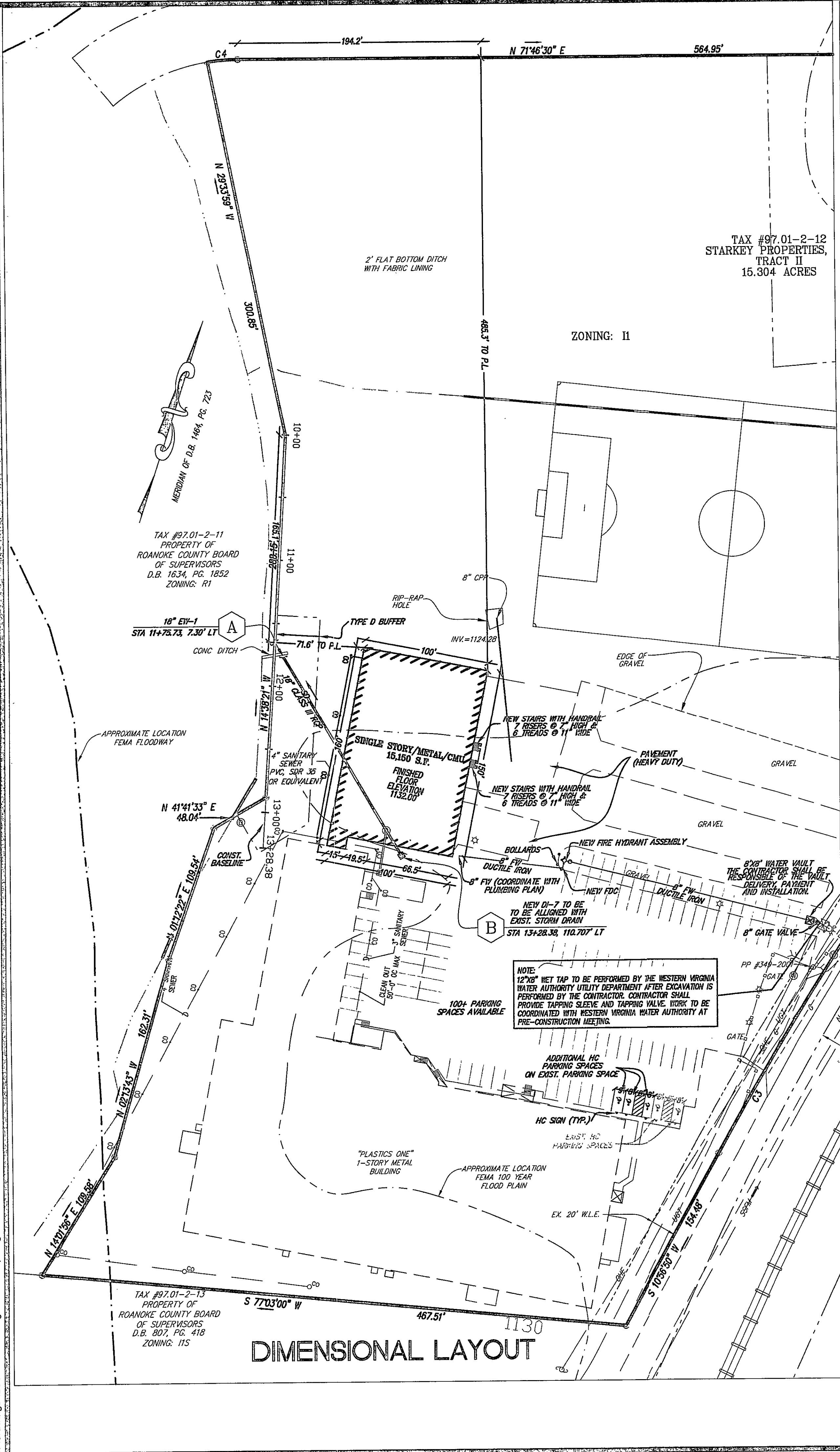


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SITE AND ZONING TABULATIONS

ZONING:	II & C2C
PROPOSED USE:	INDUSTRY, TYPE I (MANUFACTURING BUILDING)
SITE ACREAGE:	15.3 AC.
EXISTING BUILDING AREA:	63,100 S.F. (1.45 AC)
PROPOSED BUILDING ADDITION AREA:	15,150 S.F. (0.35 AC)
PROPOSED TOTAL BUILDING AREA:	78,250 S.F.
MAXIMUM ALLOWABLE BUILDING COVERAGE:	50%
PROPOSED BUILDING COVERAGE:	(EXISTING BUILDING COVERAGE + PROPOSED ADDITIONAL BUILDING COVERAGE) = (1.45 AC + 0.35 AC) = 1.80 AC = 11.77%
MAXIMUM ALLOWABLE LOT COVERAGE:	80%
PROPOSED LOT COVERAGE:	28.17%
EXISTING NUMBER OF SPACES:	103
REQUIRED NUMBER OF SPACES:	80
MAXIMUM HEIGHT OF STRUCTURES:	45'
APPROX. BUILDING HEIGHT:	30'
MINIMUM SETBACK REQUIREMENTS:	
FRONT YARD:	30', OR 20' WHEN ALL PARKING IS LOCATED BEHIND THE FRONT BUILDING LINE.
SIDE YARD:	
PRINCIPAL STRUCTURES:	10'
ACCESSORY STRUCTURES:	BEHIND THE FRONT BUILDING LINE AND 5' FROM SIDE LINE.
REAR YARD:	
PRINCIPAL STRUCTURES:	15'
ACCESSORY STRUCTURES:	5'
SIGN REGULATION STANDARDS:	
MIN. SIGN SETBACK FROM FRONT PROPERTY LINE:	10'
MAXIMUM SIGN HEIGHT:	10'

GENERAL NOTES

1. THE PROPERTY SHOWN ON THIS PLAN IS LOCATED ON PORTIONS OF ROANOKE COUNTY TAX ASSESSMENT MAP #97.01-02-12.
2. OWNER/DEVELOPER: STARKEY PROPERTIES, LLC, ROANOKE COUNTY, VIRGINIA.
3. THE BOUNDARY IS BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
4. TOPOGRAPHY DATA BASED ON AERIAL SURVEY DATA.
5. A TITLE REPORT WAS NOT FURNISHED FOR THIS PROPERTY.
6. THE PROPERTY ON THIS PLAN SHALL BE ACCESSED BY PUBLIC ROADS.
7. ALL EXTERIOR 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 ADJOINING PROPERTIES OR RIGHT OF WAYS SHALL NOT EXCEED 0.5 FOOT CANDLES.
8. A SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION OF SIGNAGE ON SITE.
9. NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
10. 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.
11. ANY DEVIATIONS BETWEEN THE PROPOSED CONTOURS AND PLANS AND THE ASBUILT CONDITIONS MAY REQUIRE ADDITIONAL DRAINAGE STRUCTURES AND EASEMENTS.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT COUNTY OF ROANOKE STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF VDOT'S ROAD AND BRIDGE STANDARDS.
2. 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.
3. NO SUBSOIL INVESTIGATIONS HAVE BEEN FURNISHED TO THE DESIGNING ENGINEER.
4. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
6. ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
7. ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE PERFORMED BY THE CONTRACTOR WITH A WESTERN VIRGINIA WATER AUTHORITY INSPECTOR ON-SITE.
8. SEE VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILS.
9. 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.

GRADING NOTES

1. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
2. TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE.
3. FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER.
4. 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.
5. 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
ROANOKE, VIRGINIA

4664 BRAMBLETON AVENUE
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

PHONE: (540) 774-4411
FAX: (540) 774-9445
E-MAIL: MAIL@LUMSDENPC.COM

COMMONWEALTH OF VIRGINIA
TIMOTHY HOELZEL
LAND SURVEYOR
No. 17534

DIMENSIONAL LAYOUT,
GRADING PLAN, &
PROFILES

PLASTICS ONE
TRACT II
PREPARED FOR
STARKEY PROPERTIES, LLC
CAVE SPRING MAGISTRAL DISTRICT
ROANOKE COUNTY, VIRGINIA

NO.	DATE	REVISIONS	DESCRIPTION
1			
2			
3			
4			
5			

DATE: September 28, 2006
SCALE: 1" = 50'
COMMISSION NO.: 05-271
SHEET 4 OF 6