

ZONING TABULATION

PROPOSED USE: DAYCARE CHILD

MINIMUM REQUIREMENTS

MINIMUM FRONTAGE 100 FEET
FRONTAGE PROVIDED 404 FEET±

MAXIMUM FLOOR AREA RATIO 5.0
FLOOR AREA RATIO PROVIDED 0.14

MAXIMUM IMPERVIOUS SURFACE RATIO 85%
IMPERVIOUS SURFACE RATIO PROVIDED 43%

MINIMUM FRONT YARD 10 FEET
MAXIMUM FRONT YARD 30 FEET

MAXIMUM HEIGHT 45 FEET
HEIGHT PROVIDED <45 FEET (SEE ARCH. PLANS)

MIN. LOT AREA 10,000 SF
MAX. LOT AREA 130,680 SF
LOT AREA PROVIDED 1.31 ACRES = 57,063.6 SF

PARKING
REQUIRED: 1 SPACE / EMPLOYEE + 1 SPACE / 8 CHILDREN
13 EMPLOYEES = 13 SPACES
117 CHILDREN = 117 / 8 = 15 SPACES
28 SPACES TOTAL

PROVIDED: 30 TOTAL 28 SPACES + 2 HANDICAP SPACES
1 LOADING SPACE

MAXIMUM PARKING ALLOWED (150% OF REQUIRED) = 46 SPACES

SIGNAGE

A SEPARATE ZONING PERMIT IS REQUIRED FOR ALL ONSITE SIGNAGE. A SEPARATE PERMIT APPLICATION AND FEE SHALL BE REQUIRED. REFER TO THE CITY CODE CHAPTER 36.2. ARTICLE 6, DIVISION 6 FOR SPECIFIC REQUIREMENTS.

NOTE:

ALL SERVICE UTILITIES WILL BE INSTALLED UNDERGROUND. NO OVERHEAD CONNECTIONS ARE ALLOWED.

NOTE:

NO BUILDING - MOUNTED LIGHTING IS INCLUDED IN THIS PLAN SUBMITTAL. IF BUILDING-MOUNTED LIGHTING IS REQUESTED AT A LATER DATE A REVISION OF THE COMPREHENSIVE DEVELOPMENT PLAN WILL BE REQUIRED.

NOTE:

THE BUILDING IS APPROPRIATELY SIZED TO HANDLE 117 CHILDREN BASED ON A MINIMUM OF 35 SQUARE FEET OF COMMON FLOOR AREA PER CHILD. THE COMMON FLOOR AREA AS DESIGNED INCLUDES 5,450 SQUARE FEET IN CLASS ROOMS, ACTIVITIES ROOM AND INFANT CARE ROOM (46.5 S.F./CHILD). THE BUILDING PLANS HAVE BEEN REVIEWED BY THE COMMONWEALTH DEPARTMENT OF SOCIAL SERVICES AND MEETS "STANDARDS FOR LICENSED CHILD DAY CENTERS".

City Construction Notes

Notice: All Landowners, Developers and Contractors

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

Construction Procedure Requirements

- 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 as 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 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.

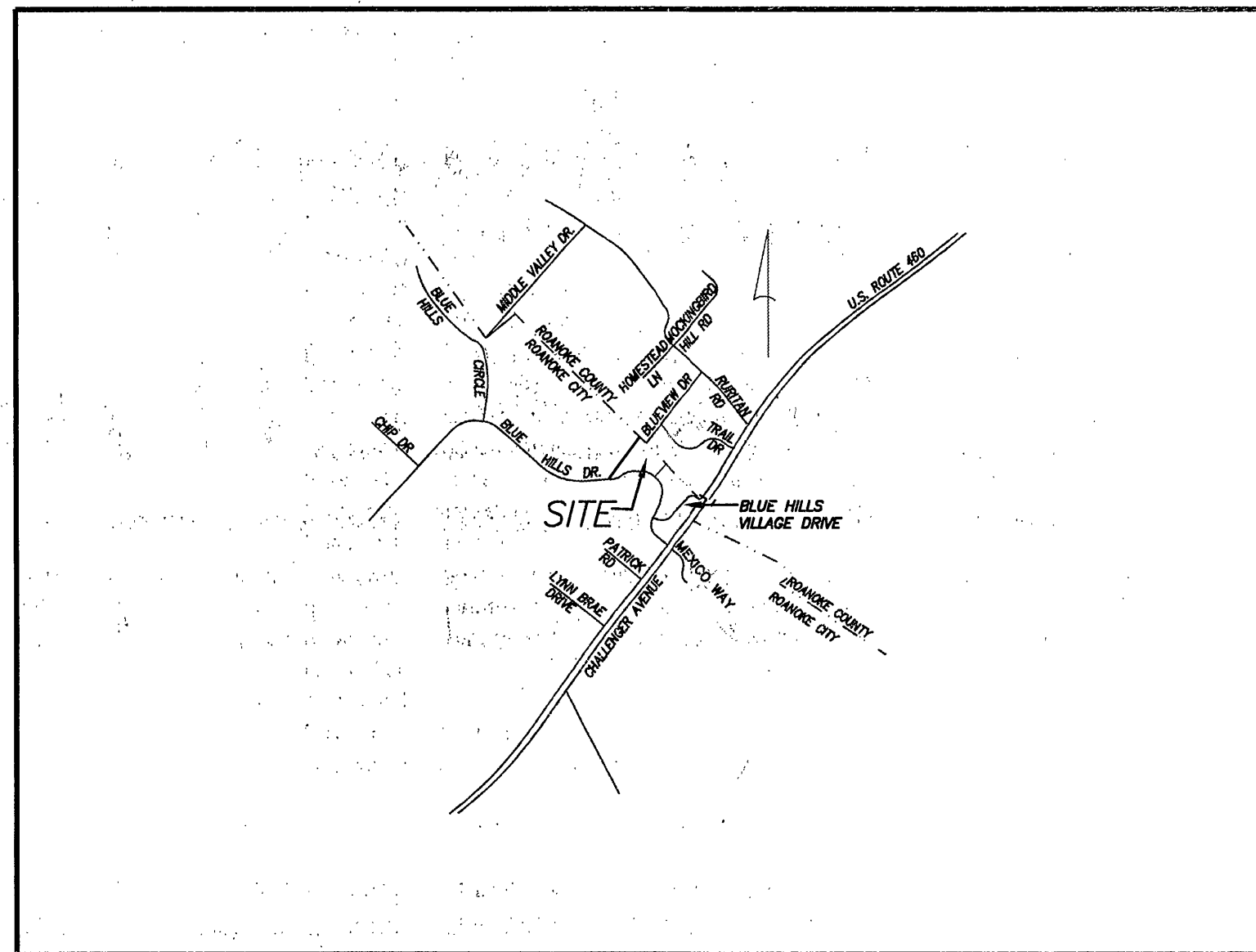
ELLINWOOD LAND DESIGN GROUP, LLC

3862 HYDE PARK DRIVE
ROANOKE, VIRGINIA 24018
PHONE: 540-588-3311

- 3 REVISE PER CITY COMMENTS OF AUGUST 30, 2010 REV DATE 09/01/10
2 REVISE PER CITY COMMENTS OF JULY 2010 REV DATE 08/10/10
1 REVISE PER CITY COMMENTS OF JUNE 2010 REV DATE 06/11/10

DEVELOPMENT PLAN FOR LOT 8A BLUE HILLS VILLAGE

1631 BLUE HILLS DRIVE N.E.



VICINITY MAP

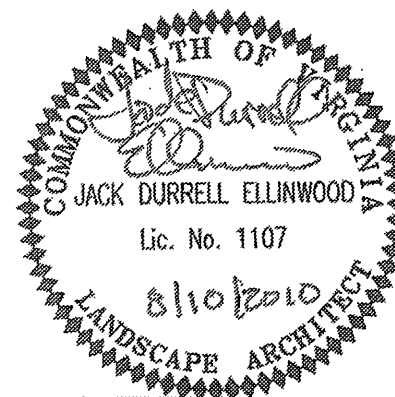
NOT TO SCALE

PROFFERED CONDITIONS

In instrument #37461-061906 recorded June 19, 2006

The following proffered conditions were adopted by the City of Roanoke:

- Principal permitted uses on the property shall be limited to the following:
 - Hotel or motel
 - Business service establishment, not otherwise listed in Table 340-1. Use Matrix
 - Financial institution
 - Office, general or professional
 - Office, general or professional, Large scale
 - Drive-through facility, subject to Sec. 36.2-409
 - Mixed use building, subject to Sec. 36.2-416
 - Bakery, confectionary, or similar food production, retail
 - Dry cleaning and laundry pick-up station
 - Personal service establishment, not otherwise listed in Table 340-1. Use Matrix
 - Retail sales establishment, not otherwise listed in Table 340-1. Use Matrix
 - Eating establishment
 - Eating and drinking establishment, not abutting a residential district
 - Entertainment establishment, not abutting a residential district
 - Health and fitness center
 - Recreation, indoor
 - Artist studio
 - Day care center, adult
 - Day care center, child, subject to Sec. 36.2-408
- There shall be no curb cuts on Orange Avenue/Route 460
- Freestanding signage shall be limited to one (1) per principal permitted use developed on the property.



PROPERTY OWNER IDENTIFICATION

PROPERTY OWNER:
NEW CENTURY DEVELOPMENT CO., LLC
5041-A BENOIS ROAD
ROANOKE, VIRGINIA 24014
ATTN: JOHN SHOULDERS, JR.
PH. 540-725-8230, FAX 540-725-8231

SUBMITTING FIRM:

ELLINWOOD LAND DESIGN GROUP, LLC
3862 HYDE PARK DRIVE, SW
ROANOKE, VIRGINIA 24018
PH. (540) 588-3311 FAX (540) 204-4468
EMAIL: Jack-eldg@cox.net
JACK ELLINWOOD - PROJECT MANAGER

PROPERTY IDENTIFICATION

TAX PARCEL: 7160121

ZONING CLASSIFICATION: CG (C)

BUILDING USE TYPE - E (EDUCATIONAL)
117 MAXIMUM CHILDREN - AGES INFANT TO 6 YEARS

SHEET INDEX

- COVER SHEET
- NOTES AND DETAIL
- MISCELLANEOUS DETAILS
- SITE LAYOUT PLAN
- GRADING PLAN
- PROFILES
- EROSION CONTROL PLAN
- EROSION CONTROL DETAILS
- LANDSCAPING PLAN
- SIGHT DISTANCE PLAN & DETAILS

City of Roanoke Planning Building and Development	
DEVELOPMENT PLAN APPROVED	
Agent, Planning Commission	Date 9/10/2010
Development Engineer	9/10/2010
Zoning Administrator	9/10/2010
Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.	

APPROVED

SEP 10 2010

CP100024

Drawn	DRB	DEVELOPMENT PLAN FOR LOT 8A - BLUE HILLS VILLAGE	SCALE: AS NOTED
Designed	JDE		JUNE 11, 2010
Checked	JDE	COVER SHEET ROANOKE, VIRGINIA	PROJECT: 201003
Approved	JDE		1