

DEVELOPMENT PLAN FOR LOT 3 - BLUE HILLS VILLAGE

3621 BLUE HILLS VILLAGE DRIVE, N.E.

MY AS-BUILTS
4/26/10
M.H. Smith

ZONING TABULATION

PROPOSED USE RETAIL / EATING ESTABLISHMENT

MINIMUM REQUIREMENTS

MINIMUM FRONTAGE 100 FEET
FRONTAGE PROVIDED 299.43 FEET
MAXIMUM FLOOR AREA RATIO 5.0
FLOOR AREA RATIO PROVIDED 0.2
MAXIMUM IMPERVIOUS SURFACE RATIO 85%
IMPERVIOUS SURFACE RATIO PROVIDED 58.5%

MINIMUM FRONT YARD 10 FEET
MAXIMUM FRONT YARD 30 FEET
MAXIMUM HEIGHT 45 FEET
HEIGHT PROVIDED (<45')-SEE ARCH. PLANS

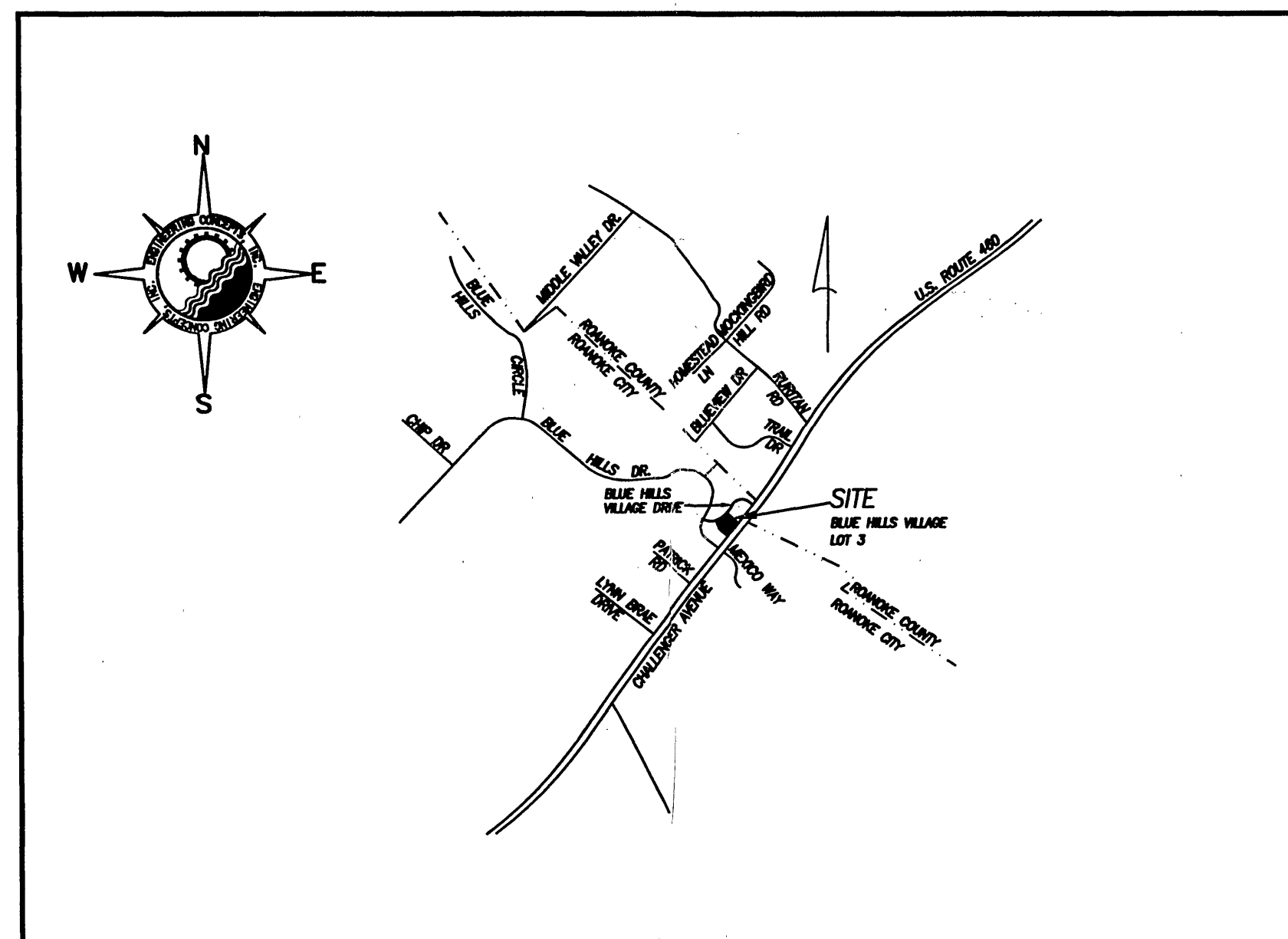
LOT SIZES
MINIMUM LOT AREA 10,000 SF
MAXIMUM LOT AREA 130,680 SF
LOT AREA PROVIDED 1,238 ACRES = 53,927 SF

PARKING
BUILDING AREA = 9,300 SF
RETAIL = 7,750 SF
EATING ESTABLISHMENT = 1,550 SF WITH 630 SF IN SEATING AREA

PARKING REQUIRED RETAIL 1 SP / 250 SF 31 SPACES
EATING ESTABLISHMENT 1 SP / 60 SF 11 SPACES
TOTAL REQUIRED 42 SPACES
PARKING PROVIDED 45 SPACES

MAXIMUM PARKING ALLOWED (150% OF REQUIRED) 63 SPACES

NOTE: ALL SERVICE UTILITIES i.e. WATER, SEWER AND ELECTRIC WILL BE INSTALLED UNDERGROUND.



VICINITY MAP
NOT TO SCALE

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.

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

1. PROPERTY OWNER:
NEW CENTURY DEVELOPMENT CO., LLC
5041-A BENOIS ROAD
ROANOKE, VA 24014
ATTN: JOHN SHOULDERS, JR.
PH: 540.725.8230 FAX: 540.725.8231

2. SUBMITTING ENGINEER:
ENGINEERING CONCEPTS, INC.
20 SOUTH ROANOKE STREET
FINCASTLE, VIRGINIA 24090
PH. (540) 473-1253 FAX (540) 473-1254
BOBBY WAMPLER, P.E. - PROJECT MANAGER

PROPERTY IDENTIFICATION

1. TAX PARCEL: 7160116

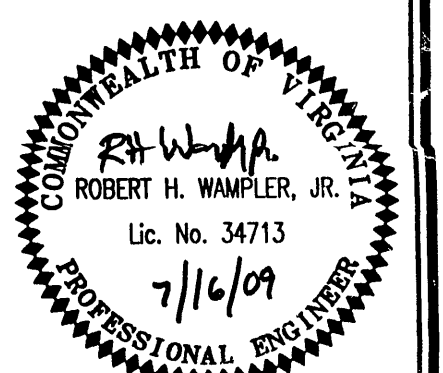
2. ZONING CLASSIFICATION: CG (conditional)

City of Roanoke
Planning Building and Development

APPROVED

George R. Wampler, Jr. 7-28-09
Development Reviewer Date

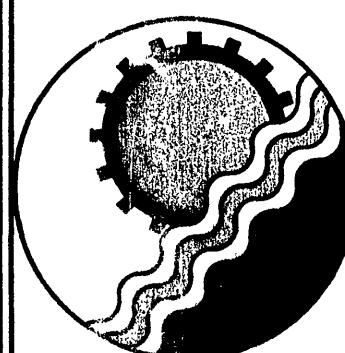
APPROVED
JUL 28 2009



SHEET INDEX

- COVER SHEET
- NOTES AND DETAILS
- SITE DIMENSIONAL PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- EROSION CONTROL DETAILS
- LANDSCAPING PLAN
- PROFILES

Drawn DRB	DEVELOPMENT PLAN FOR LOT 3 - BLUE HILLS VILLAGE	SCALE: AS SHOWN
Designed DRB/JDE		JUNE 24, 2009
Checked CDE	COVER SHEET ROANOKE, VIRGINIA	PROJECT: 07047.01
Approved PHW		1



ENGINEERING CONCEPTS, INC.

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