

TAX PARCEL No: 7130101

SITUATED ALONG

ORANGE AVENUE, N.E. (U.S. ROUTE #460)

IN THE CITY OF ROANOKE, VIRGINIA

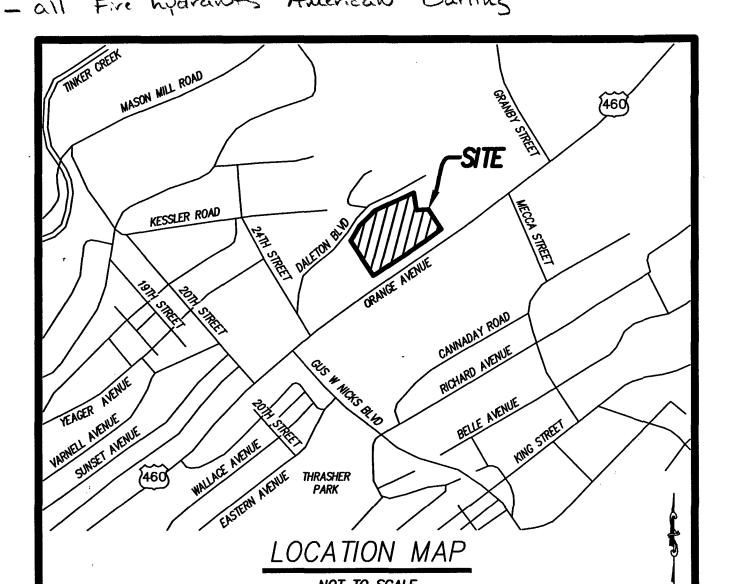
DATE: APRIL 6, 2017

PREPARED FOR

SOUTHEASTERN SITE ACQUISITIONS

- all Ductile Iron waterline - U.S. Pipe pressure Class 350 - all Sewerline - National Pipe SDR-35 and SDR-26

- all gate values American Flow Control
- all Fire hydrants American Darling



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AS-Built 04/29/2019

Dig With © A R E **Keep Virginia Safe!** C Call Miss Utility at before you dig.

All Landowners, Developers and Contractors

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

CONSTRUCTION PROCEDURE REQUIREMENTS

1. 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

2. 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.

3. 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

4. Location of Utilities - The contractor shall verify the location of all existing utilities prior to the commencement of any construction.

5. 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

6. 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.

7. 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.

8. 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

9. 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.

10. Final Acceptance/City — The owner or developer shall furnish the City of Roanoke's Planning Building and Development Department with a field surveyed final correct set of as-built plans of the newly constructed storm rain 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, in the form of 1 paper copy and 1 digital AUTOCAD file.

CONDITIONS SET FORTH ON DEVELOPMENT PLAN (ORDINANCE No. 40302-072015)

The property shall be used only for the following land uses: Community Center,

The design of the buildings shall be in substantial conformity with the conceptual elevations attached as Exhibit A to the Development Plan. Buildings shall not exceed fifty (50) feet in height.

VEHICULAR ENTRANCES:

Development Plan. There will be no construction or permanent vehicular access from

PROJECT SIGNAGE:

No more than two ground signs shall be permitted on the subject property. Ground signs shall not be deemed to include (a) directional signage or (b) any development identification ground signs which are incorporated within a landscaped retaining wall or other landscaped element. Ground shall not exceed 10 feet in height.

Building mounted signs shall be limited to identification and/or directional signage. Building signs shall not be deemed to include signs applied to awnings or entrance

All perimeter parking lot lighting fixtures shall be the Illuminating Engineering Society of North America (IESNA) standard full cutoff type luminaries.

PARKING LOT LIGHTING DESIGN:

The following landscaping will be installed prior to issuance of a certificate of

occupancy for any buildings on the property and maintained thereafter: a landscape buffer area located in the area hatched on the Development Plan near the Daleton Road border will be established and maintained with a mixture of 70% large deciduous hardwood and 30% large evergreen trees. Plant spacing at the time of planting will be 20' on center in double rows offset from each other. Actual parking area and parking area canopy to be assessed during development review.

Additionally, landscaping, as depicted on the Landscape Plan attached hereto as Exhibit B, shall be installed at the rear parking lot, to aid in screening parking lot headlights from adjacent properties to the north.

Retaining walls shall not exceed 8 feet in height. Those retaining walls on the western portion of the property, as shown on the Development Plan, may be eliminated if a slope easement on tax parcel 7120401 is granted by the owner of said parcel.

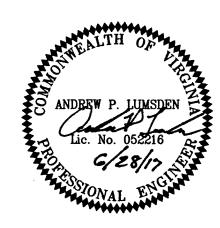
Landscaping shall be installed at the base of retaining walls as depicted on the



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CITY APPROVAL STAMP No. DATE SHEETS 6/28/2017 8, 10, 15, 16, & 18 City of Roanoke Planning, Building, & Development COMPREHENSIVE DEVELOPMENT PLAN FIELD REVISION APPROVED by Adrian Gilbert 06/30/2017 COMMISSION NO:

15-005 SHEET 1 OF 22