

SITE STATISTICS:

Tax Number: 2280802
Parcel Total Area: 0.2201 Acre
Legal Ref: Lot 3-A1, Sect. 1, Blk 6, Eden Park, M.B. 1, Pg 1483
Zone: CG-C
Proposed Use: Business Service Establishment (not otherwise listed) Salon
Proposed Units: 1 (2 TENANTS)
Proposed Gross Square Footage: 2,032 SF
Maximum Building Height: 45' (Actual one story 20' tall)
Min. Required Parking Spaces: 5, Max. Allowed Parking is 1.5 x Min. = 7.5 + HC
Proposed Parking Spaces: 7 Regular Spaces & 1 Handicap Space = 8 Spaces
Loading Space Required/Provided: 0/0 Spaces
Building Setbacks:
Front: 10' (10.5' Actual)
Side: None (0.67' Actual)
Rear: 15' Buffer Yard (40' Actual)
Impervious Surface Ratio: Maximum = 85% Proposed = 51%
Water: Public - Western Virginia Water Authority - Availability Letter 08-058
Sewer: Public - Western Virginia Water Authority - Availability Letter 08-058
Solid Waste Pickup - City of Roanoke - Encourage Recycling
Disturbed Area: 0.23 Acres (9,820 SF)

Parking Calculations: 1 Space/350 SF Net Floor Area: 0.75 (2032 SF)/350 SF = 4.35 = 5 Spaces

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.

ORDINANCE & PROFFERED CONDITIONS:

Ordinance 32748-112795, Dated 11-27-1995

Proffers:

- The property will be developed in substantial conformity with the Preliminary Comprehensive Development plan prepared by Hughes & Associates, dated 8-14-1995.
- The following uses are not permitted on subject property:
Restaurant, Hotel or Motel, Neighborhood and Highway Convenience Stores, Outdoor Advertising, Gas Stations, Establishments engaged in the sale of or rental of Automobiles, Automobile Cleaning Facilities, Automobile Repair Establishments, Fast Food Restaurants, Automobile Painting and Body Shops.
- Subdivision plat of new property shall be submitted for review & approval within 3 years of date of final zoning approval. See M.B. 1, Pg. 1483.
- Reversion proffer is not a valid condition. Zoned CGC in 2005 by City of Roanoke when all zonings were changed.

LOCAL APPROVALS:

HERSHBERGER STATION

SITE DEVELOPMENT PLANS

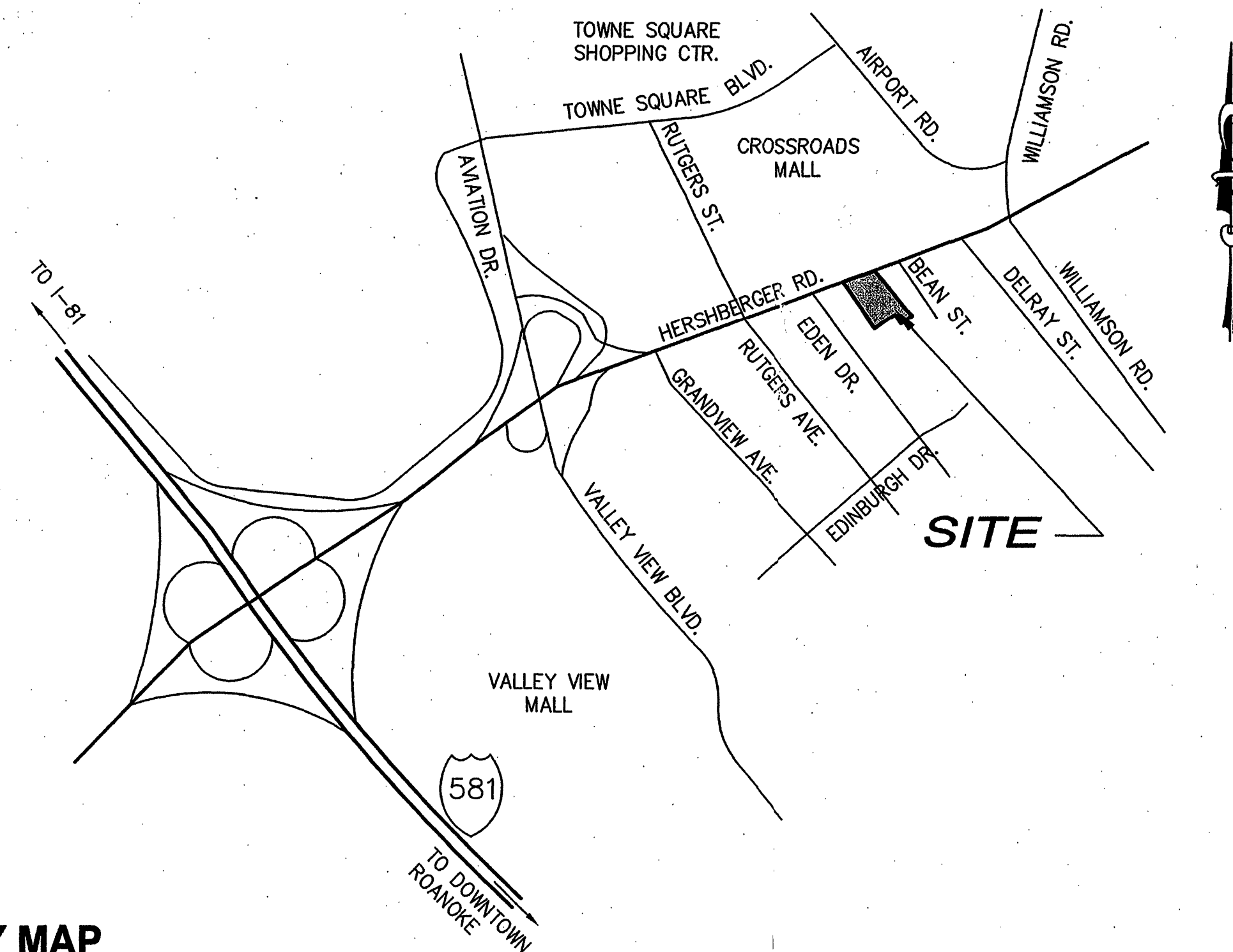
ROANOKE, VIRGINIA

February 27, 2008
Revised April 8, 2008
Revised April 30, 2008
Permit Number: CP080012

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.



VICINITY MAP

NO SCALE

LEGEND:

	CONCRETE		TYPICAL YARD HYDRANT		EX. POWER POLE
	ASPHALT PAVING		PROP. FIRE HYDRANT		EX. TELEPHONE
	PAVEMENT REPLACEMENT		PROP. AIR RELEASE VALVE		EX. TELEPHONE PEDESTAL
	GRAVEL		PROP. GATE VALVE		EX. LIGHT POLE
	PAVERS		PROP. BLOW OFF VALVE		BENCHMARK
	WETLAND AREA				
	SURVEYED PROPERTY LINE		PROP. TELEPHONE LINE		
	PROPOSED PROPERTY LINE		PROP. GAS LINE		
	DEED PROPERTY LINE		PROP. SANITARY SEWER LINE		
	EXIST. OVERHEAD POWER		PROP. STORM SEWER LINE		
	EXIST. WATER LINE		PROP. CONTOURS		
	EXIST. OVERHEAD CABLE		EXIST. 2' CONTOURS		
	EXIST. CENTERLINE OF ROAD		PROP. SPOT ELEVATION		
	EXIST. STORM SEWER		SILT FENCE		
	EXIST. SANITARY SEWER		PROP. TREELINE		
	PROP. UNDERGROUND ELEC. LINE		RESOURCE MANAGEMENT AREA BOUNDARY		
	PROP. UNDERGROUND ELEC. SERVICE		RPA		
	PROP. WATERLINE		RESOURCE PROTECTION AREA BOUNDARY		
	PROP. AUDIO CABLE		DITCH LINE		
	EXIST. TREELINE				
	EXIST. EDGE OF PAVEMENT				

GENERAL NOTES:

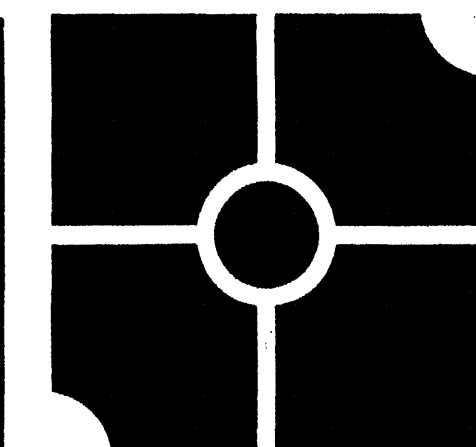
- The minimum required density for all compaction shall be 95 percent of maximum dry density with a moisture content within ± 2 percent of the optimum. It is contractor's responsibility to verify compacted fill is suitable for building construction.
- It is the contractor's responsibility to meet compliance 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 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 coordinate installation of permanent electrical service, telephone service, gas and cable TV. These utility lines shall be underground.
- 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.
- All utilities shall be underground installation.
- All utilities will be visually inspected by the City's inspector prior to backfilling the trenches, including all utility crossings.
- Backflow preventers to be provided in accordance with the City of Roanoke standards on all sprinkler system laterals.
- Utilities shown herein are based on available above ground structures (valves, manholes, etc.) and existing City of Roanoke mapping.
- All utilities to be maintained by the City shall be within the dedicated rights-of-way or easements.
- A field review shall be made by the City of Roanoke during construction to determine the adequacy of channels and ditches as constructed in accordance with the approved plan. In the event of scour and erosion, the Owner shall install additional measures as determined and required by the City.
- Lighting shall not glare onto adjoining properties or on any public street right-of-way.
- Proposed signage shall be permitted separately in accordance with the City of Roanoke regulations.
- The contractor or developer is required to notify the City of Roanoke Engineering Division in writing at least three (3) days 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 Department of Planning Building and Development, to be held at least 48 hrs prior to any construction.
- Measures to control erosion and siltation must be provided prior to plan approval. 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 tests are to be completed and submitted to V.D.O.T. and to the City of Roanoke Engineering Division prior to placement. CBR values < 5 will require revised pavement sections. Standard street and traffic control signs shall be erected at each intersection by the developer prior to final street acceptance.
- 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.
- The developer and/or contractor shall supply all utility companies with copies of approved plans, advising them that all grading and installation shall conform to approved plans.
- Contractors shall notify utilities of proposed construction at least two (2), but not more than ten (10) working days in advance. Area public utilities may be notified thru "Miss Utility": 1-800-552-7001.
- The developer or contractor shall supply the Development Engineer in the City of Roanoke Department of Planning Building and Development with correct As-Built plans before final acceptance.
- Field corrections shall be approved by the Development Engineer in the City of Roanoke Department of Planning Building and Development prior to such construction.
- 100 year floodway and floodplain information shall be shown where applicable.
- Grade stakes shall be set for all curb and gutter, culvert, sanitary sewer and storm sewer.

DEVELOPMENT PLAN APPROVED

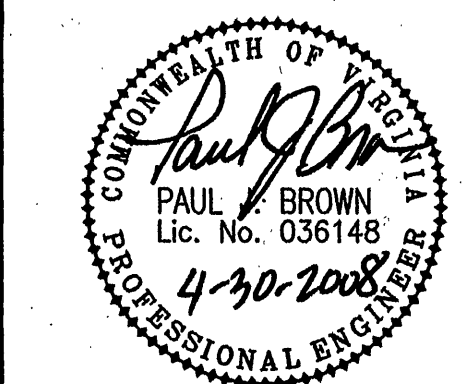
Date 7/15/08
Agent, Planning Commission
Development Engineer Kenneth Richardson 7-14-08
Zoning Administrator Larry C. Sledge 7-15-08
Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.



parker
DESIGN GROUP
ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS

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Salem, Virginia 24153
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**Comprehensive Site Plan for
Star City Developers, Inc.
Hershberger Station**
Hershberger Road, N.W.
City of Roanoke, Virginia

REVISIONS:

Address City of Roanoke Comments
PJB 4-8-08
Address City of Roanoke Comments
PJB 4-30-08

DESIGNED BY: MFW

DRAWN BY: MFW

CHECKED BY: PJB

SCALE: N/A

DATE: 27 February 2008

SHEET TITLE:

Cover Sheet

C01
01 OF 08
PROJECT NUMBER:
08-0022-02

As-Built 4.30.09 K. Winslow