



City of Roanoke
Planning Building and Development

DEVELOPMENT PLAN APPROVED

Agent, Planning Commission: *[Signature]* Date: 7-7-11
Development Engineer: *[Signature]*
Zoning Administrator: *[Signature]*

Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.

SPECTRUM DESIGN
10 CHURCH AVE PLAZA SUITE 1
ROANOKE, VIRGINIA 24011
540.342.6001
ROANOKE
Spectrum Design Project Number 10158
DATE: 17 JANUARY, 2011

bam

PROJECT NAME:
Lofts at West Station
357-365 Salem Avenue
Roanoke, Virginia

PROJECT NO: 1021
ISSUE: CONSTRUCTION SET DATE: 02-16-11

APPROVED BY: *[Signature]*
ARCHITECT'S SEAL: *[Seal]*

DRAWING TITLE:
**CIVIL -
EXISTING CONDITIONS
UTILITY PLAN**

DRAWING NO.: **C1.1**

APPROVED
JUL 07 2011

- NOTES:
1. THIS SHEET ILLUSTRATES THE DISTURBED AREA OUTLINE FOR THE ENTIRE PROJECT, HOWEVER, ONLY UTILITY DEMOLITION IS SHOWN HEREON. FOR THE FULL EXTENT OF DEMOLITION, SEE SHEET D1.1.
 2. PROPERTY AND OWNER INFORMATION: SEE COVER SHEET.
 3. EXISTING PATCHES OF ASPHALT PAVEMENT TO BE REMOVED WITHOUT DISTURBING STONE BASE. SEE SHEET D1.1.

- REVISION LOG:
1. 5/25/11 REVISIONS PER CITY COMMENTS.
 2. 6/22/11 REVISED TO SHOW REFERENCE TO REMOVAL OF OVERHEAD ELECTRICAL.

- SELECTED RELEVANT SURVEYOR NOTES:
1. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS BEEN VERIFIED IN THE FIELD. SEE MAP NUMBER 51161C0164G, DATED SEPTEMBER 28, 2007.
 2. THE PROPERTY AS SHOWN HEREON AS FUTURE LOT "4A" IS THE COMBINATION OF ORIGINAL LOT 38 - TAX #1010104 & ORIGINAL LOT 4 - TAX #1010105 AND THE COMBINATION PLAT IS CURRENTLY UNDER REVIEW BY THE CITY OF ROANOKE.
 3. THIS PLAT DOES NOT GUARANTEE THE LOCATION OF ANY UNDERGROUND UTILITIES. STORM DRAIN STRUCTURES, SANITARY SEWER MANHOLES, GAS, ELECTRIC AND ALL OTHER SURFACE UTILITIES WERE FIELD LOCATED. ALL UNDERGROUND UTILITIES SHOWN HEREON WERE ESTABLISHED USING ABOVE GROUND STRUCTURES AND AVAILABLE UTILITY MAPS. ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.
 4. THE SUBJECT PROPERTY IS ZONED (D) "DOWNTOWN" PER THE CITY OF ROANOKE ZONING ORDINANCE.