Disturbed Area: 0.44 Acre Disturbed Developed Area: 12,000 SF (0.27 Acre)

Zone: CG (c) - Commercial General, Conditional (Ordinance #38365-021709)

Proposed Use: Funeral Home

Existing Building to Remain - 1,302 SF (Gross); New Building Addition 1,150 SF (Gross) Proposed Building Total - 2,452 SF (Gross)

Minimum Required Parking Spaces:

1 per 4 seats in largest view room (20 seats / 4) = 5 Spaces minimum Maximum Allowed Impervious Parking Spaces: 5 spaces x 150% = 7.5 spaces (8 spaces) Proposed Parking: 8 spaces Impervious + 3 spaces utilizing a pervious paver system, Totaling 11 spaces (10 regular + 1 Handicap)

Loading Spaces Required/Provided: 0 spaces required / 0 spaces provided

Building Setbacks:

Front: 10' minimum, 30' maximum (Note: Building is existing, addition is to the rear)

Rear: N/A

Height: N/A (20' actual)

Overall Maximum Impervious Surface Ratio: 85% (54% proposed) Minimum Frontage: N/A

Water: Public - WVWA - no new service required (utilize existing meter) Availability # 09-076 Sewer: Public - WVWA - Requires new commercial service connection Availability # 09-076

Lighting: No new lights planned. (Any new, replaced, relocated freestanding or building mounted lights will require an outdoor lighting plan per Sec. 36.2-624)

Landscape Requirements: See Landscape Plan

Dumpster: No dumpster planned. (Any dumpster must meet requirements of Sec. 36.2-403(c)(1), (2), and (3) and Sec. 36.2-649)

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 diaging, 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 landidisturbance permit.

PLANS AND PERMITS: A copy of the plans approved by the City (signed by the proper City where officials) and all permits issued by the City shall be available at the construction site at all times

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

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 38365-021709, Dated February 17, 2009

Proffered Conditions:

- 1. THE PROPERTY WILL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE DEVELOPMENT PLAN ATTACHED TO THIS APPLICATION AND PREPARED BY PARKER DESIGN GROUP: REVISED DECEMBER 15. 2008. SUBJECT TO ANY CHANGES REQUIRED BY THE CITY OF ROANOKE DURING COMPREHENSIVE DEVELOPMENT PLAN REVIEW.
- 2. ONLY THE FOLLOWING USES SHALL BE PERMITTED:
 - a. MEDICAL CLINIC b. OFFICE, GENERAL OR PROFESSIONAL
 - c. FÜNERAL HOME
 - d. PERSONAL SERVICE ESTABLISHMENT
- 3. ANY FREESTANDING SIGN ERECTED ON SUBJECT PROPERTY SHALL HAVE A MAXIMUM SIGN AREA OF 32 SQUARE FEET WITH A MAXIMUM SIGN HEIGHT OF 6 FEET: ANY BUILDING MOUNTED SIGN ERECTED ON
- 4. ELECTRONIC READERBOARDS, AS DEFINED BY SECTION 36.2-662 (DEFINITIONS), ZONING, OF THE CODE OF THE CITY OF ROANOKE, SHALL BE PROHIBITED ON THE SUBJECT PROPERTY.

THE SUBJECT PROPERTY SHALL HAVE A MAXIMUM SIGN AREA OF 32 SQUARE FEET.

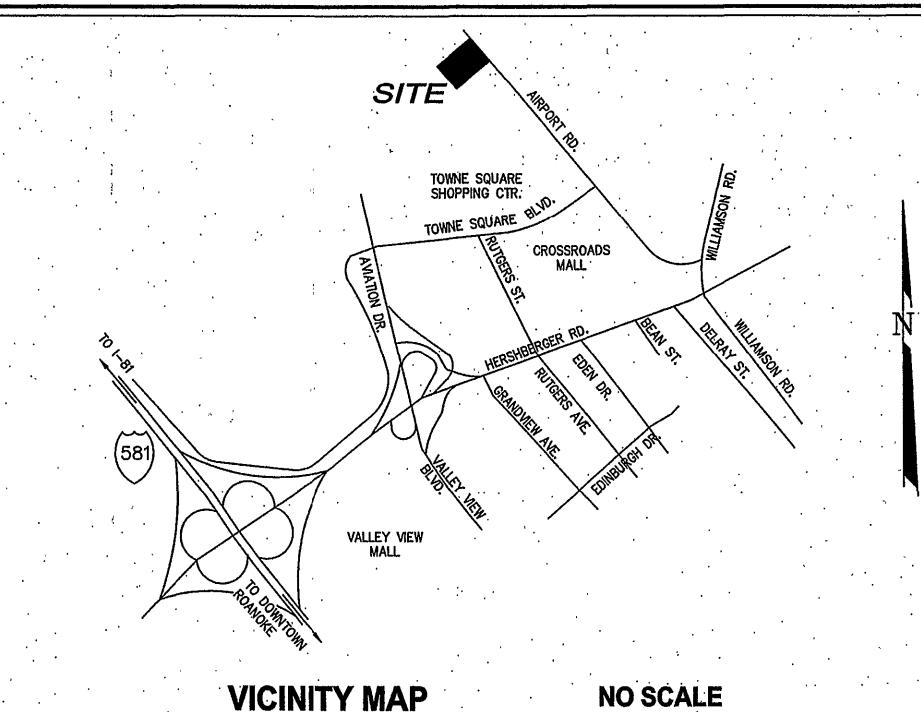
COMPREHENSIVE SITE PLAN FOR OAKEY'S RENOVATIONS & ADDITION 5416 AIRPORT ROAD, N.W.

PREPARED FOR INTERACTIVE DESIGN GROUP CITY OF ROANOKE

> **APRIL 22, 2009 REVISED MAY 19, 2009**

as Built

CP# 090024



CONTACT INFORMATION:

Parker Design Group Engineer/

816 Boulevard

Salem, VA 24253

Ph.: 540.387.1153 Fax: 540.389.5767

Interactive Design Group

204 RIVERS BEND BOULEVARD

VIRGINIAI CALL 1-800-552-7001

VA LAW REQUIRES 48 HOURS

NOTICE BEFORE YOU EXCAVATE.

119 Norfolk Avenue. Suite 330 Roanoke, Virginia 24011

Ph.: 540.342.7534 Fax: 540.342.7536

Contractor: Lionberger Construction

Surveyor:

5903 Starkey Rd Roanoke, VA 24018. Ph.: 540.989.5301 Fax: 540.989.5426

JNO. M. Oakey, Inc. 318 West Church Street Roanoke, VA 24016 Ph.: 540.982.2100

SHEET INDEX:

C01 COVER SHEET

C02 EXISTING CONDITIONS, DEMOLITION, & INITIAL ESC PLAN

C03 SITE DIMENSIONAL & UTILITY PLAN

C04 GRADING & ESC PLAN

C05 EROSION & SEDIMENT CONTROL NOTES & DETAILS

C06 STORMWATER QUALITY STRUCTURE DETAILS

C07 SITE DETAILS

C08 UTILITY DETAILS

L01 LANDSCAPE PLAN

-O- EX, POWER POLE EX. TELEPHONE PEDESTAL EX. LIGHT POLE BENCHMARK

GENERAL NOTES:

of the optimum. It is contractor's responsibility to verify compacted fill is suitable for building construction. 2. It is the contractor's responsibility to meet compliance requirements with section 59.1-406, et seq. of the Code of Virginia (overhead

. The contractor shall be responsible for obtaining all necessary permits before beginning construction

4. All construction will be in accordance with City of Roanoke standards and specifications.

9. Distances and radii referred to are to the face of curb, unless otherwise noted.

LEGEND:

14. 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.

15. Lighting shall not glare onto adjoining properties or on any public street right-of-way.

16. Proposed signage shall be permitted separately in accordance with the City of Roanoke regulations and the proffered conditions. 17. 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:

A. Installation of approved erosion control devices

B. Clearing and grubbing C. Subgrade excavation

D. Installing storm sewers or culverts

E. Placing gravel base

F. Placing any roadway surface

G. Installing water lines H. Installing sanitary sewer lines

18. A pre-construction conference should be scheduled with the City of Roanoke Department of Planning Building and Development, to be held at least forty eight (48) hrs prior to any construction.

19. 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.

20. An approved set of plans and all permits must be available at the construction site. 21. Field construction shall honor proposed drainage divides as shown on plans.

22. All unsuitable material shall be removed from the construction limits of the roadway before placing embankment.

23. Pavement sections on approved plans are based on a minimum CBR of 7. 24. 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 25. It is the contractors responsibility to insure that the streets are in a clean, mud and dust free condition at all times.

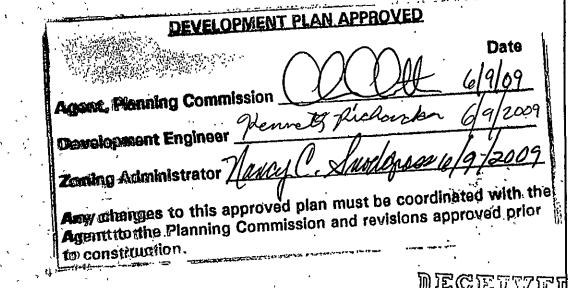
26. The developer and/or contractor shall supply all utility companies with copies of approved plans, advising them that all grading and

27. 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.

28. Field corrections shall be approved by the Development Engineer in the City of Roanoke Department of Planning Building and Development prior to such construction.

29. Grade stakes shall be set for all curb and gutter, culvert, sanitary sewer and storm sewer.

LOCAL APPROVALS:



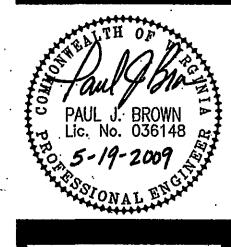
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08-0306-03

Salem, Virginia 24153

Phone: 540-387-1153

Fax: 540-389-5767



Ition N.W. DA Compreheikey's Reno

DESIGNED BY: DRAWN BY: **CHECKED BY:**

> As shown April 22, 2009

SHEET TITLE:

Cover Sheet

01 OF 09 PROJECT NUMBER: