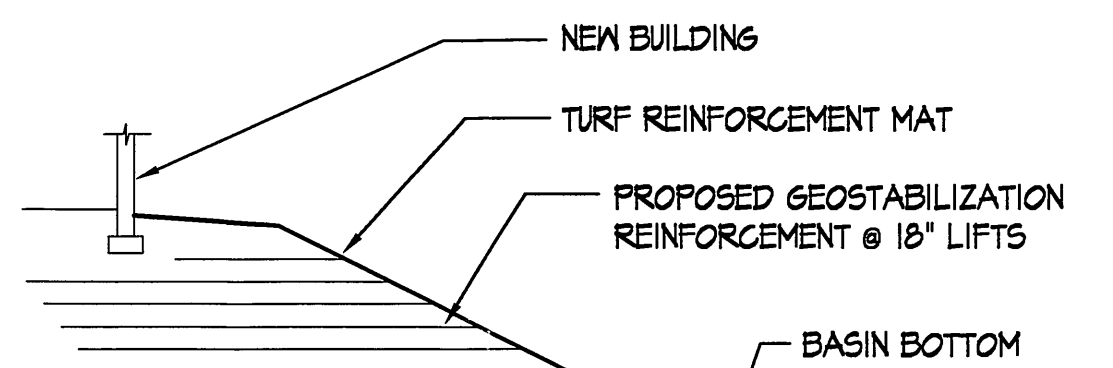


FILL SLOPE CONSTRUCTION

1. HORIZONTAL BENCHES 8'-10' WIDE ARE TO BE CUT INTO NATURAL GRADE TO PROVIDE A POSITIVE BOND BETWEEN EXISTING SOIL AND NEW FILL.
2. COMPACTION MUST BE PERFORMED USING HEAVY CONSTRUCTION EQUIPMENT WITH FILL PLACED IN MAXIMUM 8" LOOSE LIFTS, COMPACTION TO 95% OF MAXIMUM DRY DENSITY, AND WITHIN 3% OF OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR METHOD, ASTM D-698).
3. FILL MATERIAL AND PLACEMENT TO BE MONITORED BY A GEOTECHNICAL ENGINEER.



NOTE
ALL SLOPES STABILIZATION SHALL BE INSTALLED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY CIRCEO GEOTECHNICAL ENGINEERING, PC

SLOPE STABILIZATION

NOT TO SCALE

EROSION & SEDIMENT CONTROL NOTES

1. ALL EROSION & SEDIMENT CONTROL PRACTICES & PROCEDURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK, THIRD EDITION, 1992.
2. BUILDING PERMITS WILL NOT BE ISSUED UNTIL THE INITIAL EROSION AND SEDIMENT CONTROL MEASURES REFLECTED IN THE APPROVED PLANS HAVE BEEN PROPERLY INSTALLED.
3. EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AFTER EACH RAINFALL AND DAILY DURING PERIODS OF PROLONGED RAINFALL. MAINTENANCE IS THE RESPONSIBILITY OF THE DEVELOPER.
4. ALL SILTATION CONTROLS SHALL BE IN PLACE PRIOR TO CLEARING, STRIPPING OF TOPSOIL OR GRADING.
5. ALL DETAILS ARE FROM THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK. THE HANDBOOK SHALL SUPPLEMENT THESE DOCUMENTS. SHOULD A CONFLICT BETWEEN THE REQUIREMENTS OF THE HANDBOOK AND THESE DOCUMENTS OCCUR, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
6. ALL AREAS DISTURBED BY CONSTRUCTION WILL BE STABILIZED WITH PERMANENT SEEDING WITHIN SEVEN (7) DAYS OR IMMEDIATELY FOLLOWING FINISH GRADING. SEEDING WILL BE DONE ACCORDING TO STANDARD AND SPECIFICATION 3.32 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. PERMANENTLY SEEDED AREAS SHALL BE PROTECTED ESTABLISHMENT WITH STRAW MULCH.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES INSTALLED AS PART OF PHASE I OF THE ROANOKE NURSING FACILITY SHALL REMAIN IN PLACE AND BE MAINTAINED.

CITY OF ROANOKE NOTES

1. 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.
2. CITY INSPECTIONS: TO ENSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRECONSTRUCTION CONFERENCE SHALL BE INITIATED BY THE CONTRACTOR WITH THE PLANNING AND COMMUNITY DEVELOPMENT. CALL 703-222-2252 TO ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO ANTICIPATED CONSTRUCTION.
3. STREET OPENING PERMIT: PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION, OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS) A STREET OPENING PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.
4. 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.
5. LOCATION OF UTILITIES: THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
6. 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 DETERMINED BY THE CITY SITE PLAN INSPECTOR.
7. 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.
8. APPROVED PLANS/CONSTRUCTION CHANGES: ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO SAID CHANGES OR VARIATIONS IN CONSTRUCTION BEING MADE.
9. FINAL ACCEPTANCE / CITY: THE DEVELOPER OR CONTRACTOR SHALL FURNISH THE CITY OF ROANOKE ENGINEERING DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.
10. 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.
11. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY AUTHORITY FORTY EIGHT HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY AND SHALL COORDINATE ALL CONSTRUCTION ACTIVITY WITH EXISTING ELEMENTS.

PROFFERED ZONING CONDITIONS

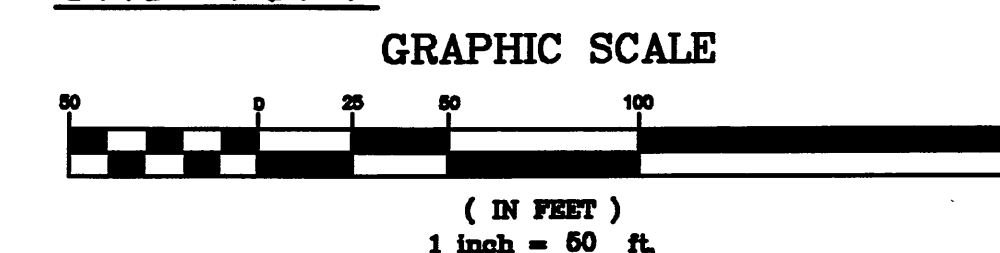
ORDINANCE # 96888-101804

1. THAT THE PROPERTY WILL BE DEVELOPED IN SUBSTANTIAL CONFORMITY WITH THE CONCEPTUAL SIGN DIAGRAM PREPARED BY JONES AND JONES ASSOCIATES ARCHITECTS PC, DATED 3 AUGUST 2004, A COPY OF WHICH IS ATTACHED TO THE PETITION FOR REZONING AS EXHIBIT "A".
2. THAT THE PROPERTY SHALL BE USED ONLY FOR THE PURPOSE OF OPERATING A NURSING HOME, CONDOMINIUMS, INDEPENDENT LIVING FACILITIES, SINGLE FAMILY DWELLINGS, TWO FAMILY DWELLINGS, TOWNHOUSES AND OFFICES.
3. THAT A DETAILED LANDSCAPE PLAN WILL BE PREPARED BY A PROFESSIONAL LANDSCAPE ARCHITECT AND APPROVED BY THE CITY. THE PLAN WILL PROVIDE FOR A TRANSITION LANDSCAPING ALONG OLD ROCKY MOUNT ROAD AND THE VAN WINKLE ROAD CORRIDORS. THE DESIGN WILL REDUCE THE IMPACT OF PARKING AND BUILDING STRUCTURES. REVIEW AND REQUIRED REVISIONS IN ACCORDANCE WITH THE PROFFER, WILL TAKE PLACE AT THE TIME OF COMPREHENSIVE PLAN REVIEW.
4. THAT THE WOODED AREAS CONTIGUOUS WITH THE PROPERTY LINES WILL BE MAINTAINED AS A WOODED AREA FOR A WIDTH OF AT LEAST FIFTY (50) FEET, WITH THE EXCEPTION OF THE AREA ADJACENT TO THE EXISTING C-1 ZONED PROPERTY ON THE WEST, ALONG WHICH A 25 FOOT BUFFER AREA SHALL BE MAINTAINED.
5. THAT ALL PROPOSED STRUCTURES SHOWN ON EXHIBIT "A" WILL BE CONSTRUCTED OF NATURAL EXTERIOR BUILDING MATERIALS SUCH AS STONE, BRICK, DECORATIVE BLOCK, STUCCO, AND WOOD. THIS SHALL NOT PRECLUDE THE USE OF OTHER BUILDING CONSTRUCTION MATERIALS WHEN USED AS A PARTICULAR COMPONENT OF THE BUILDING SYSTEM SUCH AS GLASSED ATRIUMS, SKYLIGHTS, ENTRY CANOPIES, STANDING SEAM METAL ROOFS, OR OTHER STRUCTURAL OR MECHANICAL SYSTEMS INCIDENTAL TO THE BUILDING USE. METAL BUILDINGS, MOBILE OR MANUFACTURED BUILDINGS, WITH THE EXCEPTION OF TEMPORARY STRUCTURES USED AS CONTRACTORS OFFICE DURING CONSTRUCTION OR OTHER STRUCTURES INCONSISTENT WITH THE ABOVE DESCRIBED SELECTION OF MATERIALS SHALL NOT BE USED IN THIS DEVELOPMENT.
6. RECREATIONAL AMENITIES, CONSISTING OF INTERNAL WALKWAYS OR PATHS SHALL BE PROVIDED.
7. AS SUBSEQUENT PHASES OF DEVELOPMENT ARE PROPOSED, THOSE DEVELOPMENTS PLANS WILL BE SUBMITTED TO THE PLANNING COMMISSION FOR THEIR REVIEW FOR COMPLIANCE WITH THE CONCEPT DIAGRAM (EXHIBIT "A").

ZONING SUMMARY

- FACILITY USE - INDEPENDENT LIVING
- ZONING - C-1 WITH PROFFERED ORDINANCE #96888-101804
- TAX MAP NUMBER - 5460224
- ADDRESS - 4428 PHEASANT RIDGE ROAD
- YARD REQUIREMENTS (36.1 - 190)
 - FRONT 50'-0"
 - SIDE 15'-0"
 - REAR 25'-0"
- BUILDING HEIGHT (BZA VARIANCE 96-198-A)
 - ALLOWABLE HEIGHT 35'-0"
 - ACTUAL HEIGHT 35'-0"
- PARKING (36.1-424(b))
 - REQUIRED 44 SPACES
 - ACTUAL 88 SPACES
- LOT SIZE (36.1 - 187)
 - MINIMUM ALLOWABLE 5,000 SQ FT
 - ACTUAL 11,900 ACRES
- LOT COVERAGE (36.1-186)
 - ALLOWABLE MAXIMUM 50%
 - ACTUAL 78%
- FLOOR AREA RATIO (36.1-189)
 - ALLOWED 1.0
 - ACTUAL .5

SITE PLAN



KEY	TITLE	NO.	SYMBOL
CE	CONSTRUCTION ENTRANCE	3.02	[Symbol]
SF	SILT FENCE	3.05	[Symbol]
IP	STORM DRAIN INLET PROTECTION	3.07	[Symbol]
OP	OUTLET PROTECTION	3.18	[Symbol]
TS	TEMPORARY SEEDING	3.31	[Symbol]
PS	PERMANENT SEEDING	3.32	[Symbol]

hord | coplan | macht

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PLANNING & ARCHITECTURE
DESIGN
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BALTIMORE, MD 21202
410.837.7311 FAX 410.837.6530
WWW.HCM2.COM

CONSULTANTS

SEAL
DRAWN BY: CHECKED:

NO. DESCRIPTION DATE
REVISIONS
SITE PLAN AND NOTES

SCALE DATE PROJ.#
AS NOTED 10-12-04 24078.00

PROJECT PHASE

DESIGN DEVELOPMENT

DRAWING #

C1.0

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