

SITE :

Tax Number: 1230602
Parcel Total Area: 5.732 acres
Zone: RMF
Existing Address: 1532 Maiden Lane, SW, Roanoke, VA
Buildings: 1564, 1562, 1558, 1556, 1554, & 1550, 1540, 1536, 1534, 1528, 1524, 1522, 1404, 1406, 1410, 1412
Proposed: Multifamily Dwelling
Buildings: Building 3 (#1404, #1406, #1410, #1412)
Building 4 (#1520, #1522, #1524, #1530, #1534, #1536, #1540)
Building 5 (#1550, #1554, #1556, #1558, #1562, #1564)

Site Narrative:

Portions of the existing sidewalks are to be removed and new sidewalk to be installed for handicap accessibility to apartment buildings. Parking area located behind building 5 is to be partially demolished and restriped for handicap parking; access ramps to be installed in this area with the new sidewalks. New sanitary sewer laterals are to be installed for each unit. Existing 1 1/2" water meters were determined to be adequate, water authority to determine if any meters are to be replaced due to age. New waterline shall be installed from the water meter to the buildings. No trees will be removed and if it is determined that trees are to be removed, then a site plan amendment for replacement will be submitted for review by the City of Roanoke.

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 made 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 must 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.

OWNER'S STATEMENT:

SITE DEVELOPMENT PLANS

FOR

Terrace Apartments South

TAAP Terrace, LLC

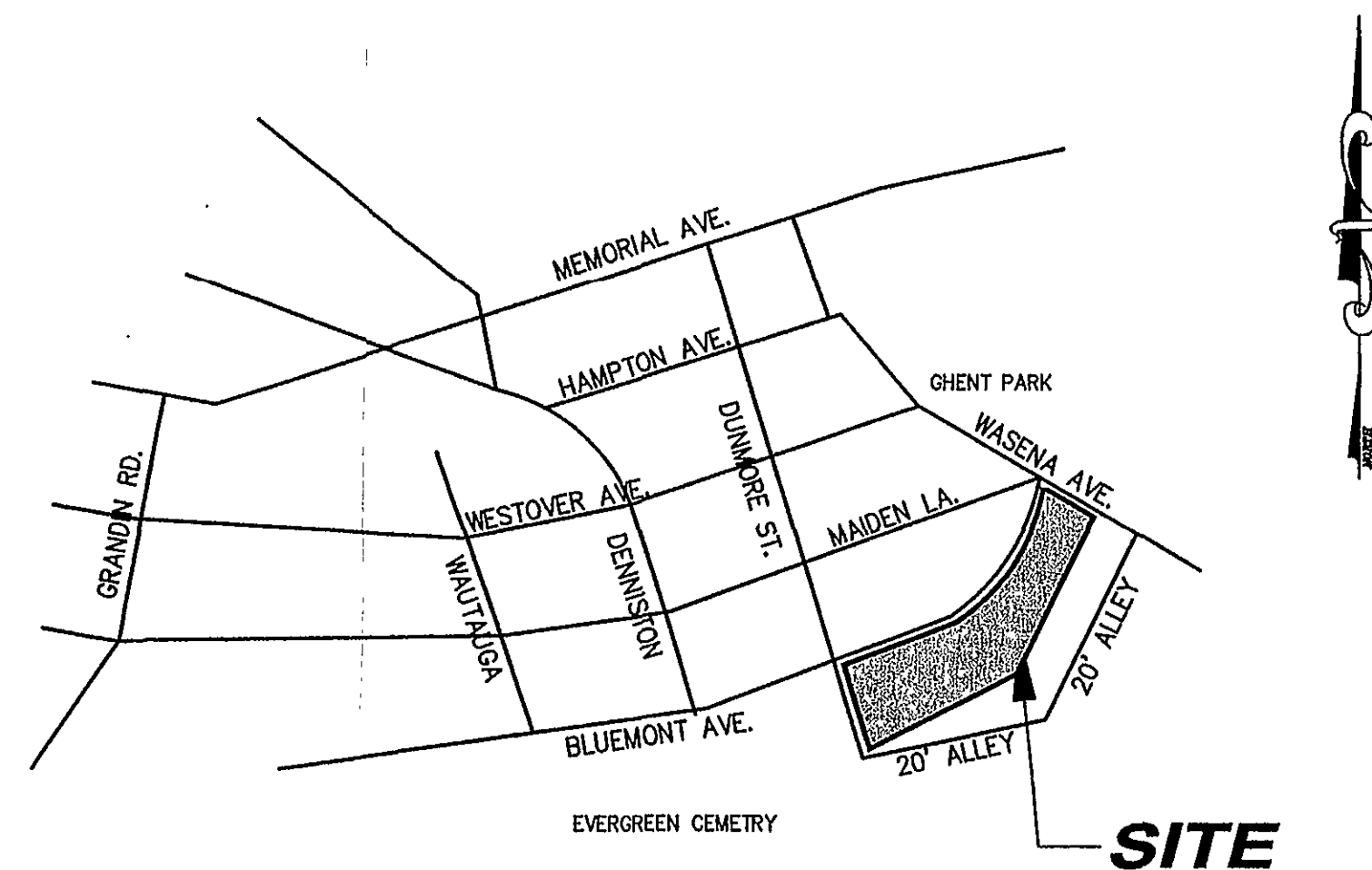
Roanoke, VA

28 February 2007

Revised: 27 September 2007

as Built 2-29-09

CLC



VICINITY MAP

NO SCALE

CONTACT INFORMATION:

Engineer/
Surveyor: Parker Design Group
816 Boulevard
Salem, VA 24153 ph: 540.387.1153 fax: 540.389.5767

Owner: TAAP Terrace, LLC
145 Campbell Avenue
Roanoke, VA 24011

SHEET INDEX:

- | | |
|-----|--|
| C01 | COVER SHEET |
| C02 | EXISTING CONDITIONS & DEMOLITION PLAN |
| C03 | UTILITY PLAN & DIMENSIONAL PLAN: BLDG. 3 & 4 |
| C04 | UTILITY PLAN & DIMENSIONAL PLAN: BLDG. 5 |
| C05 | GRADING AND EROSION SEDIMENT CONTROL PLAN: BLDG. 3 & 4 |
| C06 | GRADING AND EROSION SEDIMENT CONTROL PLAN: BLDG. 5 |
| C07 | ESC NARRATIVE & DETAILS |
| C08 | SANITARY SEWER PROFILE AND DETAILS |
| C09 | SANITARY SEWER DETAILS |
| C10 | GENERAL DETAILS |
| C11 | SITE LIGHTING PLAN |

LEGEND:

	CONCRETE		YARD LIGHT (S.M.H.)		EX. POWER POLE
	ASPHALT PAVING		TYPICAL YARD HYDRANT		EX. TELEPHONE
	PAVEMENT REPLACEMENT		PROP. FIRE HYDRANT		EX. TELEPHONE PEDESTAL
	GRAVEL		PROP. AIR RELEASE VALVE		EX. LIGHT POLE
	PAVERS		PROP. GATE VALVE		BENCHMARK
	WETLAND AREA		PROP. BLOW OFF VALVE		
	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		EXIST. 10' CONTOURS		
	EXIST. STORM SEWER		PROP. SPOT ELEVATION		
	EXIST. SANITARY SEWER		SILT FENCE		
	PROP. UNDERGROUND ELEC. LINE		PROP. TREE LINE		
	PROP. UNDERGROUND ELEC. SERVICE		RESOURCE MANAGEMENT AREA BOUNDARY		
	PROP. WATERLINE		RESOURCE PROTECTION AREA BOUNDARY		
	PROP. AUDIO CABLE		DITCH LINE		
	EXIST. TREE LINE				
	EXIST. EDGE OF PAVEMENT				

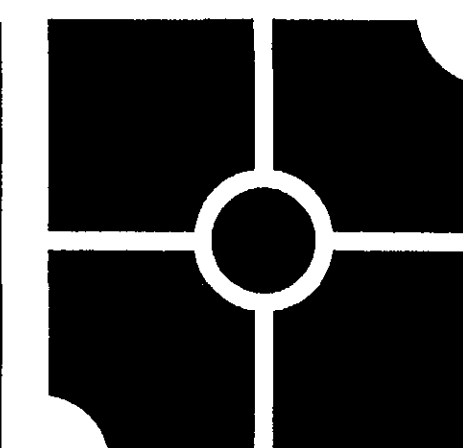
SEE SHEET C07 FOR EROSION AND SEDIMENT CONTROL LEGEND.

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, VDOT, and VA ESCH 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 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.
- 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.
- A pre-construction conference should be scheduled with the City of Roanoke, to be held at least 48 hrs prior to any construction.
- 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 paved area before placing embankment.
- 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 contractor's 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. Copies will not need to be provided to the Western Virginia Water Authority.
- 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.
- Field corrections shall be approved by the City of Roanoke prior to such construction.
- 100 year floodway and floodplain information shall be shown where applicable.
- Grade stakes shall be set for all retaining wall construction.
- All new utilities shall be installed underground per the City of Roanoke requirements.

CP070012

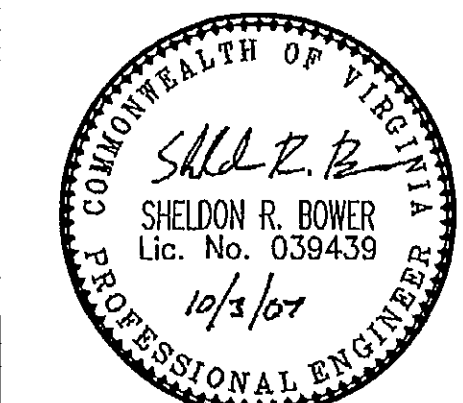
DEVELOPMENT PLAN APPROVED	
Agent, Planning Commission	11/20/07
Development Engineer	11-19-07
Zoning Administrator	11-20-07
This plan must be coordinated with the City of Roanoke and approved prior to construction.	



parker
DESIGN GROUP

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Handicap Access & Utility Upgrades
Terrace Apartments
for TAAP Terrace, LLC
Roanoke, Virginia

REVISIONS:

1. Revised per City Roanoke comments 08/01/07
2. Revised per City Roanoke comments 10/03/07

DESIGNED BY: SRB, JJB

DRAWN BY: JJB

CHECKED BY: SRB

SCALE: As Shown

DATE: 28 February 2007

SHEET TITLE:

Cover
Sheet

C01
01 OF 11
PROJECT NUMBER:
06-0360-07