

PARK STREET SQUARE

ROANOKE, VIRGINIA

HSPC #0539

AMENDMENT OF COMPREHENSIVE DEVELOPMENT PLAN
APPROVED BY THE CITY, MARCH 12, 2003
PREVIOUSLY IDENTIFIED AS FIFTH STREET GATEWAY

SITE DEVELOPMENT PACKAGE - PHASE ONE

APRIL 14, 2006

REVISED SUBMITTAL JUNE 13, 2006

DRAWING INDEX

TITLE SHEET

EC-1 SITE SURVEY

SD1.1 SITE DEMOLITION PLAN - AREA 'A'
SD1.2 SITE DEMOLITION PLAN - AREA 'B'

L1.1 SITE LAYOUT PLAN - AREA 'A'
L1.2 SITE LAYOUT PLAN - AREA 'B'

L2.1 SITE GRADING PLAN - AREA 'A'
L2.2 SITE GRADING PLAN - AREA 'B'

L3.1 SITE PLANTING PLAN - AREA 'A'
L3.2 SITE PLANTING PLAN - AREA 'B'
L3.3 PLANTING SCHEDULE & DETAILS

C1 CIVIL DESIGN COVER SHEET
C2 VACATION & COMBINATION PLAT (FOR INFO. ONLY)

C3 UTILITY PLAN - 6TH STREET
C4 UTILITY PLAN - 5TH STREET

C5 DRAINAGE & SPOT ELEVATIONS - 6TH STREET
C6 DRAINAGE & SPOT ELEVATIONS - 5TH STREET

C7 GRADING & EROSION CONTROL - 6TH STREET
C8 GRADING & EROSION CONTROL - 5TH STREET

C9 EROSION CONTROL NARRATIVE & DETAILS

ES1.1 SITE ELECTRICAL PLAN - NOT SUBMITTED TO CITY OF ROANOKE

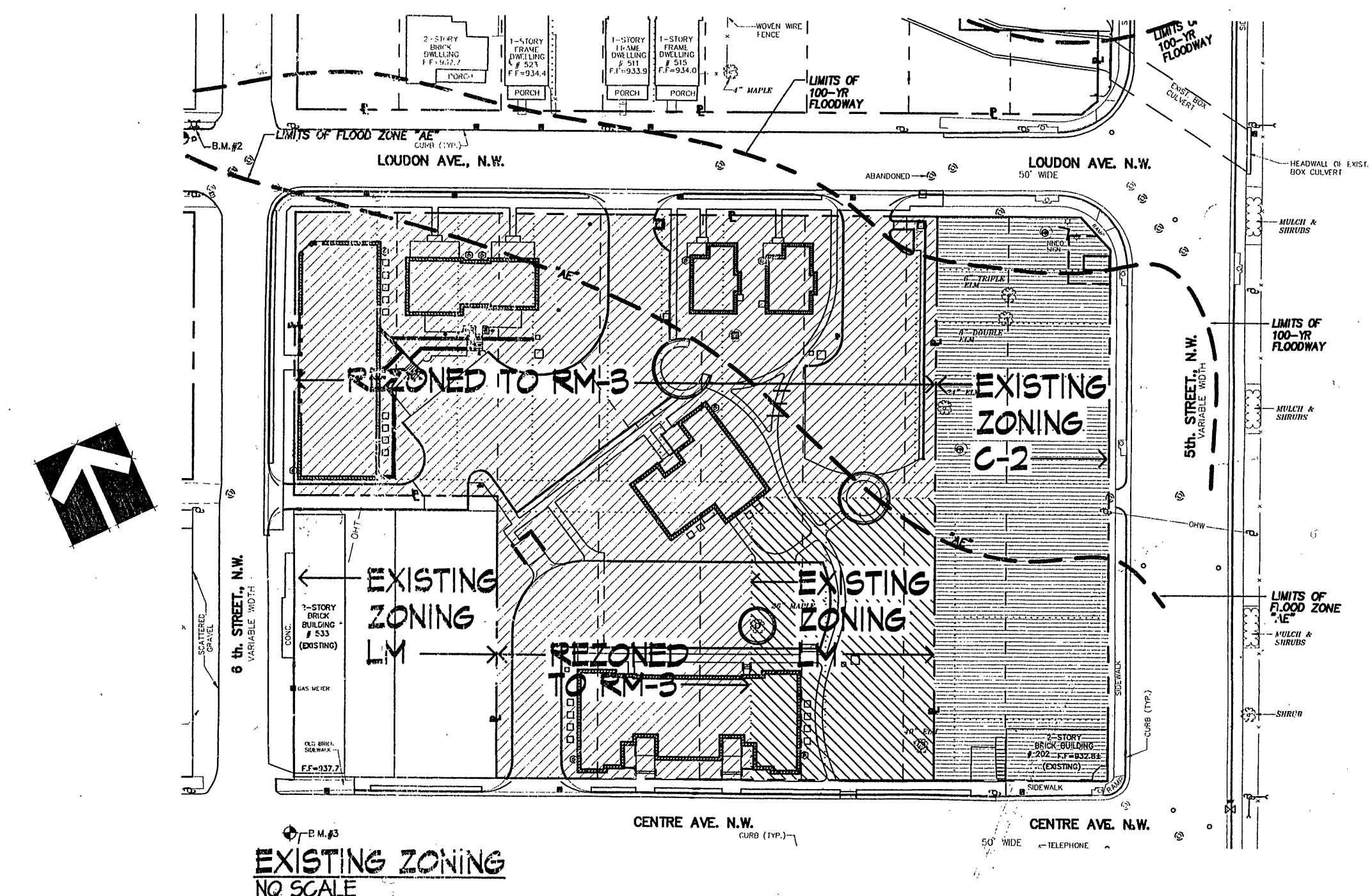
OWNER
ROANOKE REDEVELOPMENT and
HOUSING AUTHORITY
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PARKER DESIGN GROUP
PAUL BROWN, P.E., PROJECT MGR.
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2166 SALEM INDUSTRIAL DRIVE
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ZONING NOTES

SUBJECT PROPERTY WAS REZONED FEBRUARY 3, 2003 BY ORDINANCE NO. 36225-020303. NINE TRACTS OF LAND LOCATED ON THE SOUTH SIDE OF THE 500 BLOCK OF LOUDON AVE. N.W. IDENTIFIED AS OFFICIAL TAX NOS. 2013102 - 2013104, INCLUSIVE, FROM RM-2, RESIDENTIAL MULTI-FAMILY, MEDIUM DENSITY DISTRICT, TO RM-3, RESIDENTIAL MULTI-FAMILY, HIGH DENSITY DISTRICT SUBJECT TO CERTAIN CONDITIONS; AND THREE TRACTS OF LAND LOCATED ON THE NORTH SIDE OF THE 500 BLOCK OF CENTRE AVENUE, N.W. IDENTIFIED AS OFFICIAL TAX NOS. 2013117 - 2013119, INCLUSIVE FROM LIGHT MANUFACTURING DISTRICT, TO RM-3, RESIDENTIAL MULTI-FAMILY, HIGH DENSITY DISTRICT, SUBJECT TO CERTAIN PROFFERED CONDITIONS.

REZONING OF THE SUBJECT PROPERTY IS SUBJECT TO THE FOLLOWING PROFFERED CONDITIONS:

1. THE PETITIONER WILL WORK WITH QUALITY PRODUCE TO INSTALL LANDSCAPING (AT NO COST TO QUALITY PRODUCE) THAT WILL FUNCTION AS A SOUND BARRIER.
2. ALL BUILDINGS TO BE LOCATED ON THE NORTH SIDE OF THE 500 BLOCK OF CENTRE AVENUE, N.W. WILL HAVE ALL BEDROOMS LOCATED TOWARD THE REAR OF THE BUILDINGS.
3. PETITIONERS RECOGNIZE THAT THE WAREHOUSE OPERATION OF QUALITY PRODUCE COMPANY AT 116 CENTRE AVENUE, N.W. (OFFICIAL TAX MAP NO. 2013104) GENERATES NORMAL TRUCK TRAFFIC AND NOISE FROM THE DAILY OPERATION OF ITS BUSINESS.
4. THE PETITIONER AGREES TO INFORM ANY POTENTIAL RESIDENT OF THE EXISTENCE AND OPERATION OF QUALITY PRODUCE COMPANY.
5. DEVELOPMENT ALONG CENTRE AVENUE SHALL NOT BE SET BACK ANY FURTHER THAN FIFTEEN (15) FEET FROM THE PROPERTY LINE AS IT ABUTS THE STREET.

AS-BUILTS

| DEVELOPMENT PLAN APPROVED | |
|---|----------------------------|
| Agent, Planning Commission | Date 7/24/06 |
| Development Engineer | Carley Taylor 7/24/06 |
| Zoning Administrator | Nancy C. Sanderson 7/24/06 |
| Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction. | |