

Agent, Planning Commission [Signature] 11/7/95
Development Engineer [Signature] 11/7/95
Zoning Administrator [Signature] 11/7/95
Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.

RECEIVED

NOV 8 1995

CITY OF ROANOKE
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

CITY CONSTRUCTION
REQUIREMENT NOTES

NOTICE:

ALL LANDOWNERS, DEVELOPERS AND CONTRACTORS

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.

1. CITY INSPECTIONS:
TO INSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRE-CONSTRUCTION CONFERENCE SHALL BE INITIATED BY THE CONTRACTOR WITH THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, DIVISION OF LAND DEVELOPMENT REVIEW/ZONING. CALL (540)981-2250 TO ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO ANTICIPATED CONSTRUCTION.

2. 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.

3. PLANS AND PERMITS:
A COPY OF THIS PLAN AS 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 ON GOING CONSTRUCTION.

4. LOCATION OF UTILITIES:
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

5. 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.

6. 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.

7. 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.

8. 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.

9. APPROVED PLANS/CONSTRUCTION CHANGES:
ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE LAND DEVELOPMENT AGENT PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.

10. FINAL ACCEPTANCE/CITY:
THE OWNER OR DEVELOPER SHALL FURNISH THE LAND DEVELOPMENT AGENT WITH A FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

SEWER AND WATER SERVICES/AVAILABILITY

SEWER MAIN, ADEQUATE AND ACCESSIBLE TO SERVE THIS PROPOSED DEVELOPMENT IS LOCATED WITHIN AN ABUTTING STREET OR PUBLIC EASEMENT. YES X NO

SEWER MAIN EXTENSION IS REQUIRED TO SERVE THIS DEVELOPMENT. PLAN AND PROFILE OF THE PROPOSED EXTENSION ARE INCLUDED AS A PART OF THIS SUBMITTAL. YES X NO

WATER MAIN, ADEQUATE AND ACCESSIBLE TO SERVE THIS PROPOSED DEVELOPMENT IS LOCATED WITHIN AN ABUTTING STREET OR PUBLIC EASEMENT. YES X NO

WATER MAIN EXTENSIONS WILL BE REQUIRED TO SERVE THIS DEVELOPMENT. PLAN PREPARER HAS ADVISED THE OWNER THAT IT IS HIS, OR HER, RESPONSIBILITY TO CONTACT THE CITY WATER DEPARTMENT AT (540)981-2601 TO INITIATE AND EXECUTE A WATER MAIN EXTENSION AGREEMENT, IN ORDER TO PROVIDE THIS DEVELOPMENT WITH WATER SERVICES IN A TIMELY MANNER. YES X NO

STORMWATER MANAGEMENT

THIS DEVELOPMENT PROJECT HAS BEEN ANALYZED TO DETERMINE THE NEED FOR STORMWATER MANAGEMENT, CONSISTENT WITH METHODOLOGIES DEFINED IN THE CITY OF ROANOKE'S ENGINEERING STANDARDS. YES X NO

PRE-DEVELOPMENT AND POST-DEVELOPMENT DRAINAGE CALCULATIONS, CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF ROANOKE'S ENGINEERING STANDARDS ARE INCLUDED AS A PART OF THIS SUBMITTAL. YES X NO

PRE-DEVELOPMENT AND POST-DEVELOPMENT CALCULATIONS VERIFYING THAT STORM WATER MANAGEMENT IS NOT REQUIRED ARE INCLUDED AS A PART OF THIS SUBMITTAL. YES NO X

CITY INSPECTION REQUIREMENTS

THE CONTRACTOR OR DEVELOPER IS RESPONSIBLE FOR NOTIFYING THE CITY SITE PLAN INSPECTOR, AT LEAST THREE (3) DAYS IN ADVANCE OF THE FOLLOWING CITY INSPECTIONS:

- 1. COMPLETED INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES
2. SUB-GRADE EXCAVATION
3. INSTALLATION OF STORM DRAIN FACILITIES
4. SETTING CURB AND GUTTER FORMS
5. PLACING CURB AND GUTTER
6. PLACING OTHER CONCRETE
7. PLACING GRAVEL BASE
8. PLACING ANY ROADWAY SURFACE
9. INSTALLING WATERLINES
10. INSTALLING SANITARY SEWER LINES

BONDED IMPROVEMENTS WITHIN CITY RIGHT-OF-WAY

Table with 4 columns: ITEMS, QUANTITY, UNIT \$, TOTAL. Rows include CURB & GUTTER, STANDARD CITY ENTRANCE, SANITARY MANHOLE, 8" SANITARY SEWER, PAVEMENT REPLACEMENT, CONCRETE SIDEWALK, and a TOTAL row.

EXPIRATION DATE _____



VICINITY MAP

LEGEND

- PROPERTY LINE
RIGHT-OF-WAY
CENTERLINE
MINIMUM BUILDING LINE
EXISTING STORM SEWER
EXISTING SANITARY SEWER
EXISTING WATER MAIN
EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED DRAINAGE DIVIDE
PROPOSED LIMIT OF CLEARING
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED WATER MAIN

INDEX OF PLAN SHEETS

- 1 COVER SHEET
2 DIMENSION PLAN
3 LANDSCAPING PLAN
4 GRADING AND ESC PLAN
5 MASTER UTILITY PLAN
6 MISC DETAIL SHEET
7 ESC DETAIL SHEET

EPPERLEY COURT
COMPREHENSIVE DEVELOPMENT PLAN
CITY OF ROANOKE, VIRGINIA

PROPERTY OWNER INFORMATION

PROPERTY OWNER
NAME: J. D. FRALIN
ADDRESS: 2518 WILLIAMSON ROAD
ROANOKE, VIRGINIA 24012
TELEPHONE: (540) 366-7629

DEVELOPER
NAME: J. D. FRALIN
ADDRESS: 2518 WILLIAMSON ROAD
ROANOKE, VIRGINIA 24012
TELEPHONE: (540) 366-7629

CIVIL ENGINEERING FIRM
NAME: LANG ENGINEERING COMPANY
ADDRESS: P.O. BOX 18062
ROANOKE, VA 24014
TELEPHONE: (540) 772-0077

ZONING OR SPECIAL CONDITIONS

LIST ANY SPECIAL CONDITIONS TO WHICH THIS PROPERTY IS SUBJECT AS A RESULT OF THE CITY'S APPROVAL OF ANY REZONING, VARIANCE, SPECIAL EXCEPTION, OR APPEAL BY ORDINANCE OR CASE NUMBER, AND DATE OF CITY APPROVAL.

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED RM-2
PROPERTY IS NOT SUBJECT TO ANY SPECIAL CONDITIONS YES
PROPERTY IS SUBJECT TO CERTAIN CONDITIONS AS LISTED UNDER "ZONING OR SPECIAL CONDITIONS" ABOVE NO

BUILDING, GRADING INFORMATION

OFFICIAL TAX NUMBER(S) OF SUBJECT PROPERTY 2160612, 2160613, 2160614
TOTAL ACREAGE OF EACH TAX PARCEL NUMBER(S) 0.81 ACRES
TOTAL ACREAGE TO BE DISTURBED (CLEARED, GRADED, EXCAVATED, FILLED) 0.81 ACRES

LAND USE INFORMATION

GROSS FLOOR AREA OF EXISTING AND PROPOSED BUILDINGS. LIST THE TOTAL SQUARE FOOTAGE OF ALL BUILDINGS SITUATED ON THE LOT OR PARCELS OF LAND TO BE DEVELOPED AND THE TOTAL SQUARE FOOTAGE OF ALL NEW BUILDINGS PROPOSED BY THIS PLAN.
14 TOWNHOUSES - 16'x38' OVERALL = 568 SQ. FT. EACH, 7956 SQ. FT. TOTAL

GROSS FLOOR AREA OF EXISTING AND PROPOSED USE OF THE ABOVE REFERENCED TOTAL SQUARE FOOTAGE, INCLUDING VARIOUS AND SEPARATE USES, EXISTING AND PROPOSED WITHIN ALL BUILDINGS ON THE PARCELS PROPOSED FOR DEVELOPMENT.

REQUIRED PERMITS/UTILITY COST

COMP. DEV. PLAN REVIEW YES NO FEE COST
LAND-DISTURBING YES NO PERMIT COST
STREET OPENING YES NO PERMIT COST
SEWER CONNECTIONS YES NO CONN. FEE
WATER CONNECTIONS YES NO CONN. FEE
UTILITY/COMMERCIAL YES NO PERMIT COST
TOTAL COST

PARKING AND LOADING INFORMATION

LIST THE NUMBER OF ON-SITE PARKING SPACES REQUIRED BY SECTION 36.1-429(b) OF THE CITY ZONING ORDINANCE 21
LIST THE NUMBER OF ON-SITE PARKING SPACES PROVIDED ON THIS PLAN 21
LIST THE NUMBER OF HANDICAP PARKING SPACES REQUIRED 1
LIST THE NUMBER OF HANDICAP PARKING SPACES PROVIDED BY THIS PLAN 1
LOADING SPACES
LIST THE NUMBER OF LOADING SPACES REQUIRED BY SECTION 36.1-434 OF THE CITY ZONING ORDINANCE 0
LIST THE NUMBER OF LOADING SPACES PROVIDED BY THIS PLAN 0

APPROVAL:

PLANNING COMMISSION AGENT DATE
CITY ENGINEER DATE



FILE # 10,000 30'x6" Epperley Court C95-027