

COMPREHENSIVE DEVELOPMENT PLAN

FOR

GOOD SAMARITAN

HOSPICE BUILDING

SITUATED AT

4751 COVE ROAD, N.W.

TAX MAP# 6410111

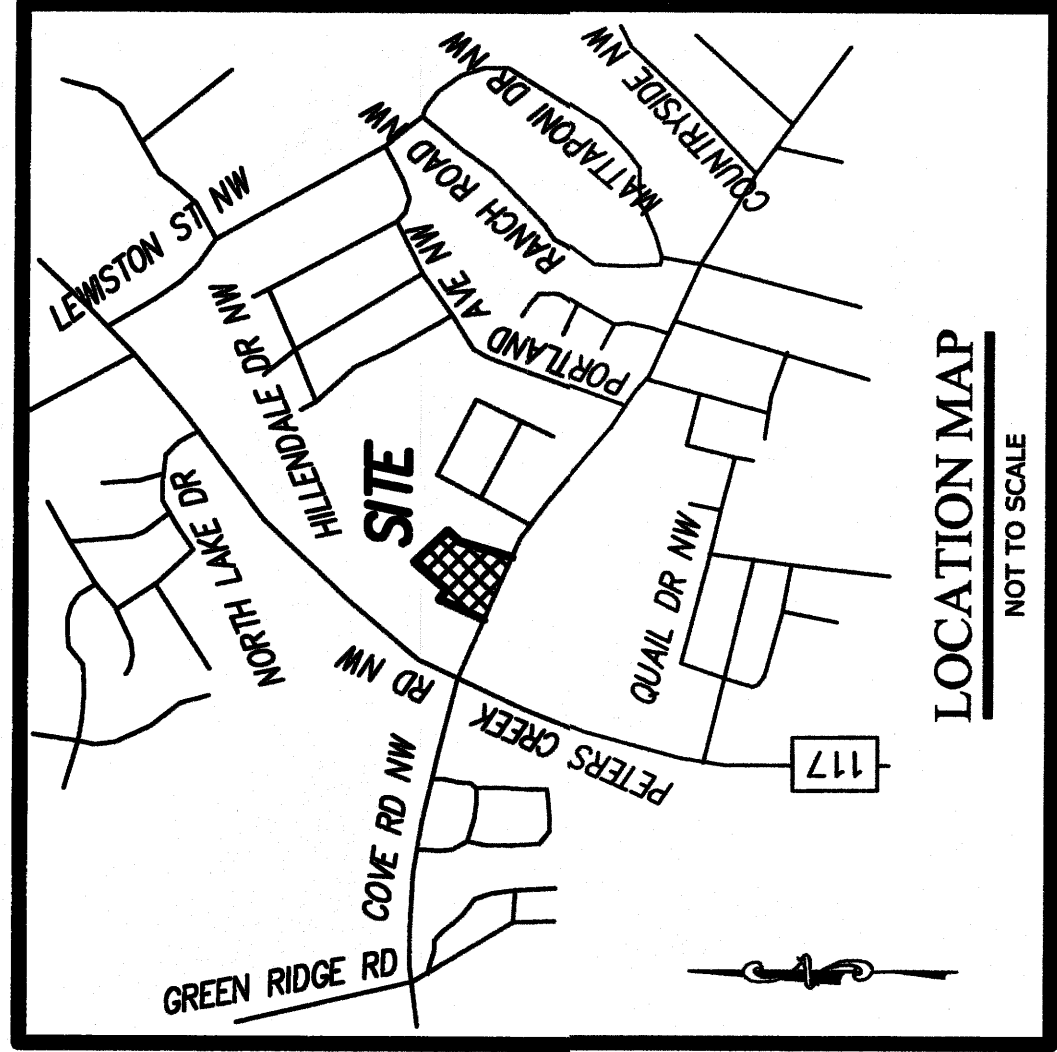
THE CITY OF ROANOKE, VIRGINIA

DATE: October 26, 2022

PREPARED FOR

GOOD SAMARITAN HOSPICE, INC.

WVA Inspector As-Built
Charles C. Roush
12-08-2023

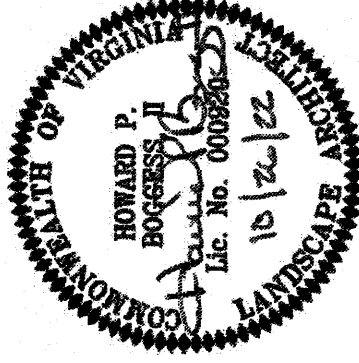


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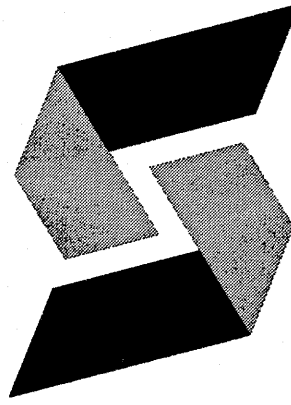
PROJECT No. CP22-0029

CITY APPROVAL STAMP	
City of Roanoke Planning, Building, & Development COMPREHENSIVE DEVELOPMENT PLAN	
APPROVED	
Development Engineer	Amron Cyprian
Commission No.	22-119
SHEET 1 OF 15	



Lumsden Associates, P.C.

ENGINEERS | SURVEYORS | PLANNERS



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- NOTICE: All Landowners, Developers and Contractors
- FAILURE TO COMPLY WITH THE CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, THE ISSUANCE OF A STOP WORK ORDER, AND THE ISSUANCE OF A FINE.
- CONSTRUCTION PROCEDURE REQUIREMENTS
1. Right-of-Way Easement Permit - Prior to the commencement of any digging, excavation, or construction within the right-of-way (gravel, asphalt, public easements), a right-of-way easement permit shall be applied for and obtained by the contractor from the City of Roanoke.
 2. 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.
 3. Plans and Permits - A copy of the plans as approved by the City (signed by the proper City official) and all permits issued by the City shall be available at the construction site at all times of ongoing 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 as shown on the plans.
 6. Streets to Remain Open - 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. Barrieraides/Ditches - The contractor shall maintain the integrity of all excavated ditches and shall furnish and ensure that all barrieraides 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 and the Western Virginia Water Authority.
 9. 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 add changes or variation in construction being made.
 10. Final Acceptance/City - The owner or developer shall furnish the City of Roanoke's Planning, Building, and Development Department with a field-arranged final correct set of as-built plans of the construction project. The City will conduct a final management facilities prior to final acceptance and issuance of a certificate of occupancy by the City. As-built plans shall be provided in the State Plane Virginia South Coordinate System, NAD 1983, FIPS 4602 Feet, US Survey Feet, Datum NAD 83, in the form of 1 paper copy and 1 digital AUTOCAD file.