DEVELOPMENT PLAN

FOR

Any changes to this approved plan must be coordinated with Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to the Constitution.

AS-BuiLT

SITE AND ZONING TABULATIONS INDUSTRIAL DISTRICT (I-1) PROPOSED USE: STORAGE BUILDING SITE ACREAGE: D.85 AC. PROPOSED FLOOR AREA: 7,200 S.F. (0.165 AC) MAXIMUM FLOOR AREA RATIO: PROPOSED FLOOR AREA RATIO: 7,200 S.F./ 37026 SF =0.2 MAXIMUM IMPERVIOUS SURFACE RATIO: PROPOSED IMPERVIOUS SURFACE RATIO:

GENERAL NOTES

FRONT YARD (MAXIMUM):

PROPOSED FRONT YARD:

1. THE PROPERTY SHOWN ON THIS PLAN IS LOCATED ON PORTIONS OF CITY OF ROANOKE TAX ASSESSMENT MAP NO. 1112405, 1112406, 1112407 AND 1112408.

2. OWNER/DEVELOPER: KAZIM TEMPLE CORPORATION 628 CAMPBELL AVENUE, SW ROANOKE, VIRGINIA 24016

3. THE BOUNDARY IS BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.

4. SOURCE OF TOPOGRAPHY IS A SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2006.

5. NO TITLE REPORT WAS FURNISHED FOR THIS PROPERTY 6. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE ACCESSED BY PUBLIC ROADS.

7. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY WESTERN VIRGINIA WATER AUTHORITY WATER AND SANITARY SEWER.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ROANOKE STANDARDS AND SPECIFICATIONS. CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.

3. NO SUBSOIL INVESTIGATIONS HAVE BEEN FURNISHED TO THE DESIGNING ENGINEER

5. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION 6. SEE 2001 VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILS.

7. THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.

9. ANY ALTERATIONS TO THE UTILITY INFRASTRUCTURE, GRADE CHANGES, OR ANY ALIGNMENT CHANGES SHALL REQUIRE NEW SET OF PLANS SEALED BY THE CONSULTING ENGINEER, AND SHALL REQUIRE APPROVAL BY ROANOKE CITY. TELEPHONE) WILL BE CONSTRUCTED PRIOR TO THE PLACEMENT OF BASE MATERIAL

11. THE ENTIRE CONSTRUCTION AREA INCLUDING DITCHES AND/OR PAVEMENT IS TO BE BACKFILLED AND SEEDED AT THE EARLIEST POSSIBLE TIME AFTER FINAL GRADING.

GRADING NOTES

1. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN

2. TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE.

3. FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER. 4. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN EIGHT (8) INCH LOOSE LIFTS AND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698, STANDARD PROCTOR. MAINTAIN MOISTURE CONTENT OF FILL MATERIAL WITHIN THREE (3) PERCENT OF OPTIMUM TO ATTAIN REQUIRED

5. NO SUBSURFACE SOILS INFORMATION HAS BEEN FURNISHED TO THE DESIGNING ENGINEER (LUMSDEN ASSOCIATES, P.C.). A QUALIFIED GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF VIRGINIA, SHOULD BE CONSULTED CONCERNING SOIL STABILITY, SLOPE STABILIZATION, SOIL COMPACTION, TESTING, AND OTHER SOIL CHARACTERISTICS. LUMSDEN ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY RELATING TO FAILURES RESULTING FROM SAME.

GENERAL NOTES

1. WHERE VERTICAL SEPARATION OF CROSSING UTILITIES IS LESS THAN 18" CONCRETE PIERS ARE TO BE PROVIDED FOR STRUCTURAL SUPPORT.

2. ALL HDPE PIPE MATERIAL SHALL BE SMOOTH WALL ADS N-12, OR APPROVED EQUAL 3. RELOCATION OR REMOVAL OF OVERHEAD UTILITIES IS TO BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES PRIOR

4. WATER AND SANITARY SEWER TO HAVE A MINIMUM COVER OF 3 FEET. 5. ALL SANITARY SEWER LINE SHALL BE PVC, SDR 35 UNLESS OTHERWISE NOTED,

LANDSCAPE NOTES

1. TREE CANOPY REQUIREMENTS: 10% OF 37,026 SF = 3,703 SF CANOPY

2. TREE CANOPY PROVIDED: 6,703 SF

3. ALL TREE MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS AS DESCRIBED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

4. ALL SHRUB MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS AS DESCRIBED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. SHRUB MATERIALS SHALL BE WELL-ROOTED AND A MINIMUM OF 3-GALLON CONTAINER SIZE, UNLESS

> I AM CERTIFIED BY THE STATE OF VIRGINIA AS A "RESPONSIBLE LAND DISTURBER". I SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION AND SEDIMENT_CONTROL PLAN AS SHOWN.

SIGNATURE: (Just 1000the	
PRINTED NAME:	RONALD J. BOOTHE	
CERTIFICATE No.: .	12589	
EXPIRATION DATE:	01/03/08	
TELEPHONE No.: .	772–3887, EXT. 25	
ADDRESS:	BOONE HOMES, INC.	
	3922 ELECTRIC ROAD	
	ROANOKE, VA, 24018	

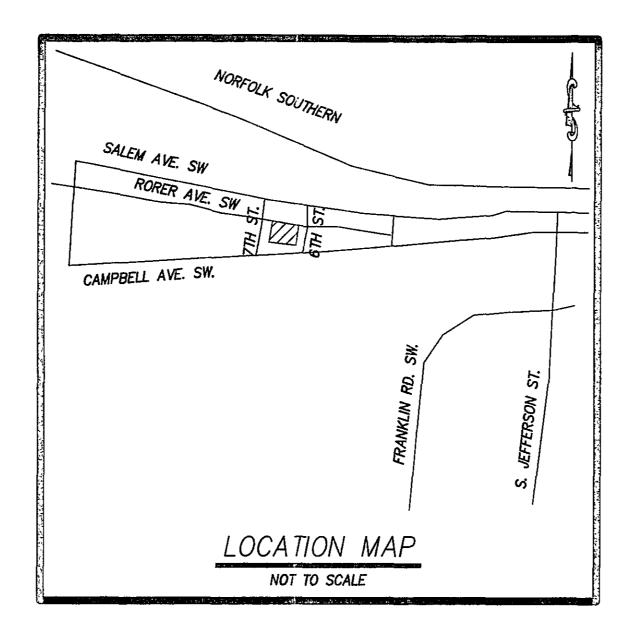
SITUATED AT RORER AVENUE, SW

THE CITY OF ROANOKE, VIRGINIA

DATE: September 18, 2006

PREPARED FOR

KAZIM TEMPLE CORPORATION



All Landowners, Developers and Contractors

DEVELOPMENT PLAN APPROVED

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.

CONSTRUCTION PROCEDURE REQUIREMENTS

- City Inspections: To ensure the coordination of timely and proper inspections, a preconstruction conference shall be initiated by the contractor with the Development Inspector. Call 540-853-1227 to arrange a conference at least three (3) days prior to anticipated construction.
- 2. 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 street opening permit shall be applied for and obtained by the contractor from the City of Roanoke.
- 3. Land Disturbance Permit: An approved erosion and sediment control plan for borrow/fill sites associated with the project must be submitted prior to the issuance of a land disturbance permit.
- 4. Plans and Permits: A copy of the plans 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 ongoing construction.
- 5. Location of Utilities: The contractor shall verify the location 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 as shown on the plans.
- 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. 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.
- 9. 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.
- 10. 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 said changes or variations in construction being made.
- 11. 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.

--INDEX OF DRAWINGS--SHEET No. DESCRIPTION

RECEIVED SEP 18 2006

CITY OF ROANOKE

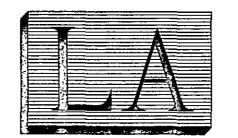
PLANNING BUILDING AND DEVELOPMENT

1. . . . LUMSDEN ASSOCIATES COVER SHEET

2.....RECORD MAP

. SITE, LANDSCAPING, AND EROSION CONTROL PLAN

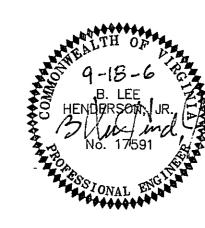
4.... EROSION AND SEDIMENT CONTROL NOTES & DETAILS, LIGHTING DETAILS



LUMSDEN ASSOCIATES, P.C. ENGINEERS-SURVEYORS-PLANNERS

4664 BRAMBLETON AVENUE, SW P.O. BOX 20669 ROANOKE, VIRGINIA 24018

PHONE: (540) 774-4411 FAX: (540) 772-9445 E-MAIL: MAIL@LUMSDENPC.COM



RE	VISIONS
DATE	SHEETS
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COMMISSION	
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