Locust arove Subdivision

ALL LANDOWNERS, DEVELOPERS AND CONTRACTORS

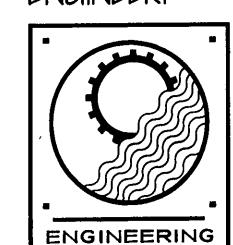
FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.

CONSTRUCTION PROCEDURE REQUIREMENTS

- 1. CITY INSPECTIONS: TO ENSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRECONSTRUCTION CONFERENCE SHALL BE INITIATED BY THE CONTRACTOR WITH THE CITY ENGINEERING DEPARTMENT. CALL (540) 981-2731 TO ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO ANTICIPATED
- 2. <u>STREET OPENING PERMIT:</u> PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION, OR CONSTRUCTION WITHIN THE PLBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PLBLIC EASEMENTS) A STREET OPENING PERMIT SHALL BE AVAILABLE FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.
- 3, 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 AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.
- 4. LOCATION OF LITLINES: THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING LITLINES 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 SHE. SIZE AND COMPOSITION OF CONSTRUCTION ENTRANCE SHALL BE DETERMINED BY THE CITY SHE PLAN INSPECTOR.
- 6. <u>STREETS TO REMAIN CLEAN:</u> IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE PUBLIC STREET ADJACENT TO THE CONSTRUCTION ENTRANCE TO REMAIN 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 NECESARRY 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 THE APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE, ...
- 9. APPROVED PLANS/CONSTRUCION CHANGES: ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO SAID CHANGES OR VARIATIONS IN CONSTRUCTION BEING MADE.
- 10. FINAL ACCEPTANCE / CITY: 1HE DEVELOPER OR CONTRACTOR SHALL FURNISH THE CITY OF ROANOKE ENGINEERING DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

OWNER: DAN BILLINGS DAN'S HOME IMPROVEMENTS 5604 WILLIAMSON ROAD ROANOKE, VIRGINIA 24012 PHONE: (540) 265-2489

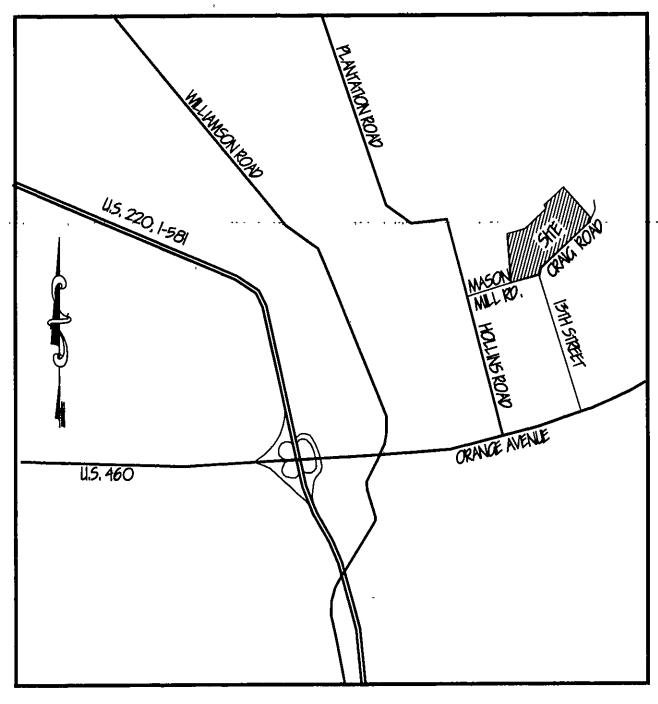
ENGINEER:



CONCEPTS INC

ENGINEERING CONCEPTS, INC. 4656 BRAMBLETON AVENUE ROANOKE, VIRGINIA 24018 (540) 776-5715

SUBDIVISION PLANS ROANOKE, VIRGINIA



VICINITY MAP NOT TO SCALE

PROPERTY OWNER IDENTIFICATION

1. PROPERTY OWNER AND / OR DEVELOPER: DAN'S HOME IMPROVEMENTS 5604 WILLHAMSON RD. ROANOKE, VIRGINIA 24012 ENGINEERING CONCEPTS, INC. 4656 BRANDLETON AVE. ROANOKE, VIRGINIA 24018 (540)776-5715 JACK ELLINWOOD - PROJECT MANAGER

PROPERTY IDENTIFICATION

+/-5.4 ACRES

I. OFFICIAL TAX NUMBER: 2, ZONING CLASSIFICATION 3. TOTAL ACREAGE OF LAND TO BE DEVELOPED:

PROPOSED LISE OF LAND: 24 HOME SUBDIVISION

ZONING TABLLATION

35 FEET ALLOWED

+/-25 FEET PROVIDED

B, OUTDOOR STORAGE:

I, MINIMUM LOT SIZE: 5,000 SOFT, REQUIRED 7,450 5Q, FT, PROVIDED 2. MINIMUM LOT FRONTAGE: 50 FEET REQUIRED 32 FEET PROVIDED 3. MAXIMUM LOT COVERACE: 35% ALLOWABLE. 15% ACTUAL 4. MINIMUM FRONT YARDS 30 FEET PROMDED 5. MINIMUM SIDE YARD: 20% OF LOT FRONTAGE OR 10 FEET, WHICHEVER IS LEAST ?? FEET PROVIDED 6. MINIMUM REAR YARD: 25 FEET REQUIRED ?? FEET PROVIDED 7, MAXIMUM HEIGHT OF STRUCTURES;

NONE ALLOWED, SUBJECT TO CERTAIN RESTRICTIONS NO OLITOCOR STORAGE IS PROPOSED

SHEET INDEX

I, COVER SHEET

- 2. GRADING & EROSION SEDIMENT CONTROL PLAN
- 3, ROAD PLAN & PROFILE
- 4. PROFILE SHEET
- 5. ROAD CROSS SECTIONS
- 6. ROAD CROSS SECTIONS
- 7. STANDARD EROSION SEDIMENT CONTROL DETAILS
- 8, STANDARD SEWER DETAILS
- 9. STANDARD WATER DETAILS
- 10. STANDARD DETAILS 11. STANDARD DETAILS

DATE: JUNE 1996 PROJECT: 96048

> 9/26/96 APPROVED - CITY OF ROANOKE ENGINEER

