



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 of the issuance of a stop work order.

- 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) 853-2344 to arrange a conference at least three (3) days prior to anticipated construction.

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.

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 ongoing construction.

Location of Utilities: The contractor shall verify the location of all existing utilities prior to the commencement of any construction.

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.

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.

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.

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.

Approved Plans/Construction Changes: Any changes 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.

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.

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:

- Complete installation of erosion and sediment control measures.
- Subgrade excavation.
- Installation of storm drain facilities.
- Setting curb and gutter forms.
- Placing curb and gutter.
- Placing other concrete.
- Placing gravel base.
- Placing any roadway surface.
- Installing water lines.
- Installing sanitary sewer lines.

Parking and Loading Information

- List the number of on-site parking spaces required by Section 36.1-429(b) of the city zoning ordinance.
- List the number of on-site parking spaces provided on this site.
- List the number of handicap parking spaces required.
- List the number of handicap parking spaces provided on this site.

Loading Spaces

- List the number of loading spaces required by Section 36.1-434 of the city zoning ordinance.
- List the number of loading spaces provided by this plan.

Sewer and Water Services/ Availability

- (a) Sewer main, adequate and accessible to serve this proposed development is located within an abutting street or public easement. Yes ☒ No ☐
- (b) 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 ☒ No ☐
- (c) Water main, adequate and accessible to serve this proposed development is located within an abutting street or public easement. Yes ☒ No ☐
- (d) 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) 853-2455 to initiate and execute a water main extension agreement, in order to provide this development with water services in a timely manner. Yes ☒ No ☐

Storm Water Management

- (a) This development project has been analyzed to determine the need for storm water management, consistent with methodologies defined in the City of Roanoke's engineering standards. Yes ☐ No ☐
- (b) 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 ☐ No ☐
- (c) Pre-development and post-development calculations verifying that storm water management is not required are included as a part of this submittal. Yes ☐ No ☐

Notice to Plan Preparer

If information as requested on this sheet is applicable to the development proposed by the enclosed plan, or is otherwise required by City ordinance or state law, such information must be shown and provided hereon by the plan preparer. If this information is so required, but not provided hereon, the land development agent may require that all such applicable and required information be provided prior to acceptance of the plans by the City.

Legend

Property line	---
Right-of-Way	---
Centerline	---
Minimum Building Line	---
Existing Storm Sewer	---SD---
Existing Sanitary Sewer	---SS---
Existing Water Main	---W---
Existing Contour	---
Proposed Contour	100
Proposed Drainage Divide	---
Proposed Limits of Clearing	
Proposed Storm Sewer	18"SD
Proposed Sanitary Sewer	8"SS
Proposed Water Main	6"W

Plan Sheet Index

- Sheet C1 - COVER
- Sheet C2 - DEMOLITION PLAN
- Sheet C3 - UTILITY AND DIMENSIONAL PLAN
- Sheet C4 - GRADING AND ESC PLAN
- Sheet C5 - PROFILES
- Sheet C6 - CITY STANDARD PAVING DETAILS
- Sheet C7 - CITY STANDARD UTILITY DETAILS
- Sheet C8 - ESC DETAILS

Bonded Improvements/Erosion and Sediment Control

ITEMS	QUANTITY	UNIT PRICE	TOTAL
Site Fence	680LF	3/lf	2040.00
Temp. Fill Diversion	320LF	4/lf	1280.00
Temp Sediment Trap	1	500.00	500.00
Inlet Protection	9	250.00	2250.00
Construction Road Stab.	1	500.00	500.00
Construction Entrance	1	500.00	500.00
Water Line Relocation	650lf	32/lf	20800.00
Sewer Line Relocation	180lf	33/lf	6000.00
Manholes	2	1000.00	2000.00
TOTALS			37470.00

EXPIRATION DATE: _____



Property Owner Information

Property Owner
Name: Northwest Neighborhood Environ. Org.
Address: 802 Loudoun Ave., SW
Roanoke, VA zip: 24016
Telephone: 540 343-9474

Developer/Contractor
Name: R. L. Price Construction, Inc.
Address: 2166 Salem Indust. Dr.
Salem, VA zip: 24153
Telephone: 540 375-3200

Plan Preparer
Name: Spectrum Design
Address: 325 Mountain Ave., SW
Roanoke, VA zip: 24016
Telephone: 540 345-8020

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.

Rezone to RM4 July 3, 2000 No Conditions Attached
Order # 34900-070300

Required Permits/Utility Cost

Comp. Dev. Plan Review	Fee cost: _____
Land-disturbing	yes <input checked="" type="checkbox"/> no <input type="checkbox"/> permit cost: _____
Street opening	yes <input checked="" type="checkbox"/> no <input type="checkbox"/> permit cost: _____
Sewer connections	yes <input checked="" type="checkbox"/> no <input type="checkbox"/> connection cost: _____
Water connections	yes <input checked="" type="checkbox"/> no <input type="checkbox"/> connection cost: _____
Utility/commercial	yes <input checked="" type="checkbox"/> no <input type="checkbox"/> permit cost: _____

Total Cost: _____

Zoning Information

- Property is currently zoned: RM4
- Property is not subject to any special conditions. ☒
- Property is subject to certain conditions as listed under "Zoning or Special Conditions" as on this cover sheet. ☐

Building, Grading Information

- Official tax number of all parcels within the project boundaries: 2112503, 05, 06, 07, 08, 09, 10, 11, 12, 2111914, 15, 16, 17, 18, 19, 20, 21, 22
- Total acreage of all tax parcels as identified in the above section 1.:

- Total acreage to be disturbed (cleared, graded, excavated, filled):

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.
Existing buildings = total 5200 sqft gross floor area
Proposed building = total 63745 sqft gross floor area

Comprehensive Development Plan

Sheet 1 of

Title: McCRAY COURT SENIOR LIVING

Location: 204 9TH STREET ROANOKE, VA

Approval:

Planning Commission Agent _____ Date _____ City Engineer _____ Date _____

McCray Court - Centre Ave 9th St

DEVELOPMENT PLAN APPROVED	
Agent, Planning Commission	Date 12/15/01
Development Engineer	Date 12/15/01
Zoning Administrator	Date 12/15/01

Any changes to this approved plan must be approved by the Agent to the Planning Commission and the City Engineer prior to construction.

800 As Built
11/28/01

Tax Map # 211