

09250comp01-01-cv01.plt
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DEVELOPMENT PLAN FOR McNICHOLS OFFICE BUILDING EXPANSION

SITUATED AT
3333 PETERS CREEK ROAD N.W.
THE CITY OF ROANOKE, VIRGINIA

DATE: JUNE 18, 2010

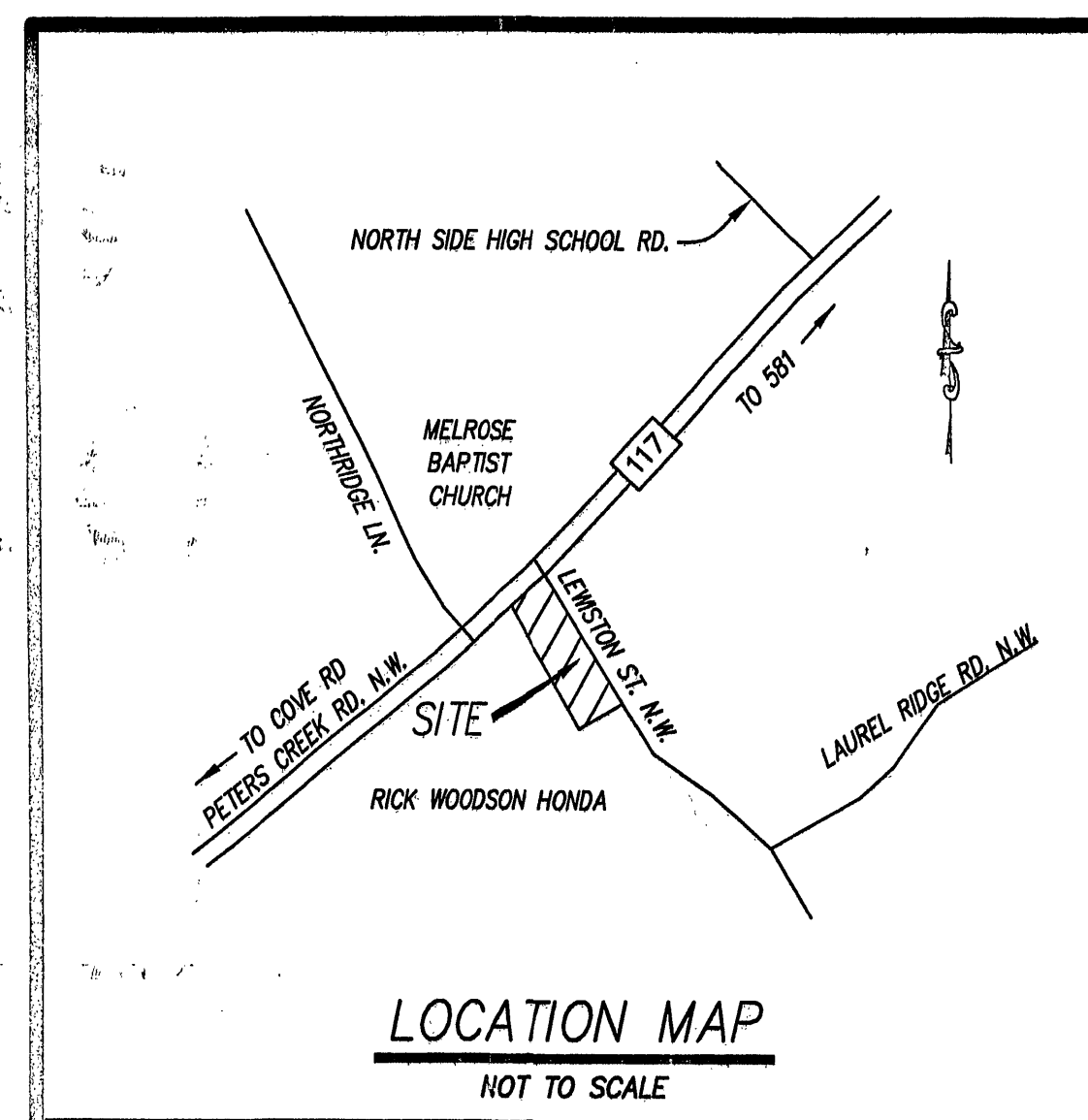
PREPARED FOR
PWC, LLC

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.

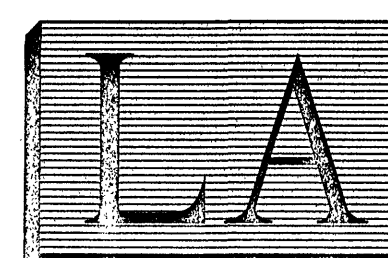
CONSTRUCTION PROCEDURE REQUIREMENTS

1. 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 right-of-way excavation 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 officials) 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 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 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 said 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 final correct set of as-built plans prior to final acceptance by the City.



--INDEX OF DRAWINGS--

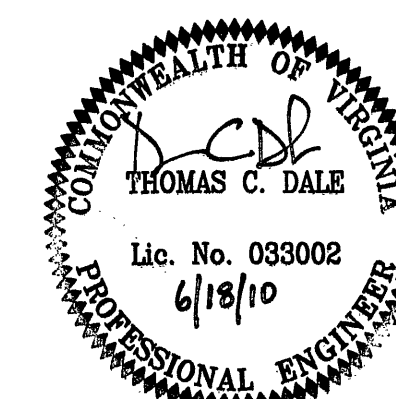
SHEET No.	DESCRIPTION
1.	LUMSDEN ASSOCIATES COVER SHEET
2.	NOTES & DETAILS
3.	SITE PLAN
4.	WATER QUALITY DETAILS, STORM DRAIN & SANITARY SEWER PROFILES
5.	EROSION & SEDIMENT CONTROL & LANDSCAPE PLAN
6.	EROSION AND SEDIMENT CONTROL DETAILS



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

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CP/00014

CITY APPROVAL STAMP		REVISIONS	
City of Roanoke Planning Building and Development DEVELOPMENT PLAN APPROVED		DATE	SHEETS
Agent, Planning Commission	Date		
Development Engineer	Date		
Zoning Administrator	Date		
Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction		APPROVED JUN 29 2010	
		COMMISSION NO:	09-250
		SHEET 1 OF 6	