

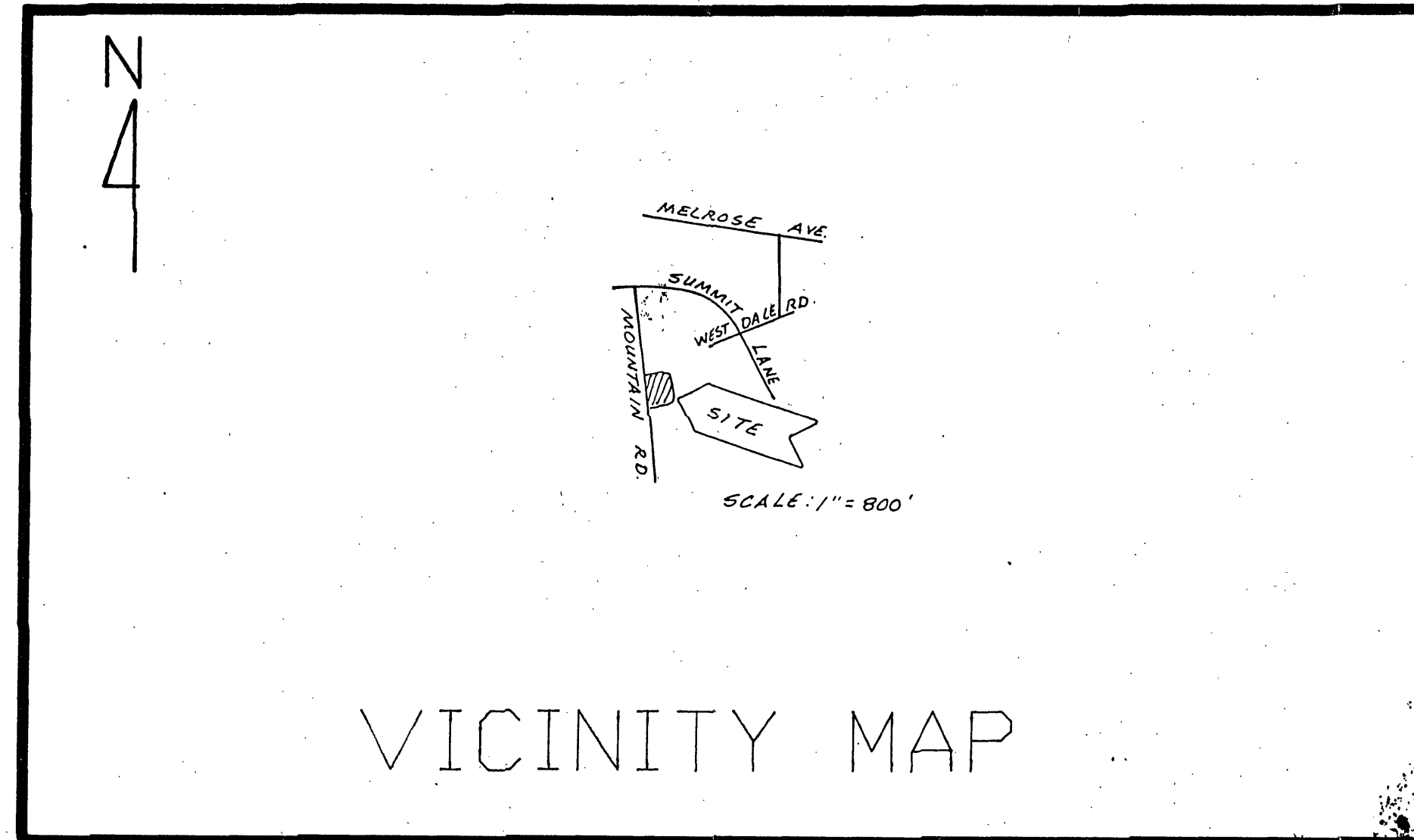
NOTICE: ALL LANDOWNERS, DEVELOPERS AND CONTRACTORS
FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS
LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES,
TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.

CONSTRUCTION PROCEDURE REQUIREMENTS

1. 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 703-981-2731 TO ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO ANTICIPATED CONSTRUCTION.
2. 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.
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 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 DETERMINED BY THE CITY SITE PLAN INSPECTOR.
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.
9. APPROVED PLANS/CONSTRUCTION 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: THE 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.

NOTES

1. CONSTRUCTION OF SANITARY SEWER AND PAVEMENT REPLACEMENT TO BE IN ACCORDANCE WITH CITY OF ROANOKE SPECIFICATIONS.
2. A PRECONSTRUCTION CONFERENCE SHOULD BE SCHEDULED WITH THE CITY OF ROANOKE ENGINEERING DEPARTMENT (MR. BILL DIVERS, TELEPHONE 981-2731) TO BE HELD AT LEAST ONE DAY PRIOR TO ANY CONSTRUCTION.
3. A STREET OPENING PERMIT MUST BE OBTAINED FROM THE CITY OF ROANOKE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY.
4. AN APPROVED SET OF PLANS AND ALL PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE.
5. THE DEVELOPER OR CONTRACTOR SHALL SUPPLY THE CITY OF ROANOKE ENGINEERING DEPARTMENT WITH A CORRECT SET OF AS-BUILT PLANS BEFORE FINAL ACCEPTANCE.
6. ALL WORK SHALL BE SUBJECT TO INSPECTION BY ROANOKE CITY INSPECTORS.
7. ANY FIELD CHANGES SHALL BE APPROVED BY THE CITY OF ROANOKE ENGINEERING DEPARTMENT PRIOR TO SUCH CONSTRUCTION.
8. CONTRACTOR OR DEVELOPER SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC STREET. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE STREETS ARE IN A CLEAN, MUD- AND DUST-FREE CONDITION AT ALL TIMES.
10. CONTRACTOR SHALL FURNISH ALL BARRICADES AND MAINTAIN THE DITCH AT ALL TIMES.



APPROVED: *Edward R. Tucker* 7/18/91
AGENT ROANOKE CITY PLANNING COMM. DATE

Charles M. Puffer 6/20/91
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA DATE

LANDSCAPING NOTES

1. PROPOSED LANDSCAPED SCREEN SHALL BE TEN (10) FEET IN DEPTH AND CONSIST OF:
 - EVERGREEN TREES, A MINIMUM OF THREE (6) FEET TALL AT TIME OF PLANTING, PLANTED AT TEN (10) FEET ON CENTER WHEN APPLICABLE AND
 - GOLDEN RAIN TREES, HAVING A 2-2.5 INCH CALIPER AT PLANTING, PLANTED AMIDST THE EVERGREENS AT FIFTY (50) FEET ON CENTER, ONE TREE EVERY 50' OF ROAD FRONTAGE.
2. ALL DENUDED AREAS TO BE SEEDED PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY. THE DENUDED AREAS WILL BE SEEDED WITH REBEL FESCUE AT THE RATE OF 8 LBS./1,000 S.F.
2. AREAS ADJOINING OR INTERIOR TO PARKING LOTS, EQUIVALENT TO A MINIMUM OF FIVE (5) PERCENT OF THE TOTAL AREA USED FOR PARKING, SHALL ALSO BE LANDSCAPED.

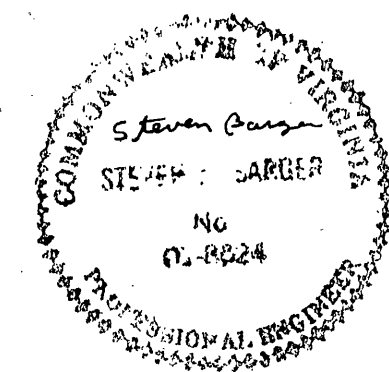
EROSION CONTROL NOTES:

1. THIS PLAN SHALL BE APPROVED AND A LAND DISTURBING PERMIT OBTAINED PRIOR TO ANY GRADING OPERATIONS.
2. EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE ADEQUATE GROUND COVER.
3. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION. REFERENCES TO VDOT REFER TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION "ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS," LATEST EDITION.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS OR OTHER EQUIPMENT BEFORE THEY ENTER PUBLIC STREETS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT PUBLIC STREETS USED FOR CONSTRUCTION TRAFFIC ARE KEPT CLEAN AND IN A MUD AND DUST FREE CONDITION AT ALL TIMES.
5. REGULAR MAINTENANCE SHALL BE PERFORMED AS NEEDED FOLLOWING EACH RAINFALL.
6. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE AFTER GRADING.
7. UPON INSPECTION OF THE EROSION CONTROL DEVICES THE CITY INSPECTOR MAY REQUIRE THAT FURTHER STEPS BE TAKEN TO CONTROL SILT.
8. STRUCTURE IS NOT IN A 100 YR. FLOOD PLAIN.
9. PROPOSED USE OF THE PROPERTY AT 5101 MELROSE AVE., N.W. TO BE IN ACCORDANCE WITH SECTION 36.1-206C(40) OF THE ZONING ORDINANCE OF THE CITY OF ROANOKE IN EFFECT THIS DATE 8/10/90.

SEWER EXTENTION FOR GARY LUCAS MOUNTAIN ROAD SEWER EXTENTION

Job Complete
Sewer Only

As Built
60



Mountain Rd. +
Summit Lane

607,009

9.12.05 TAF