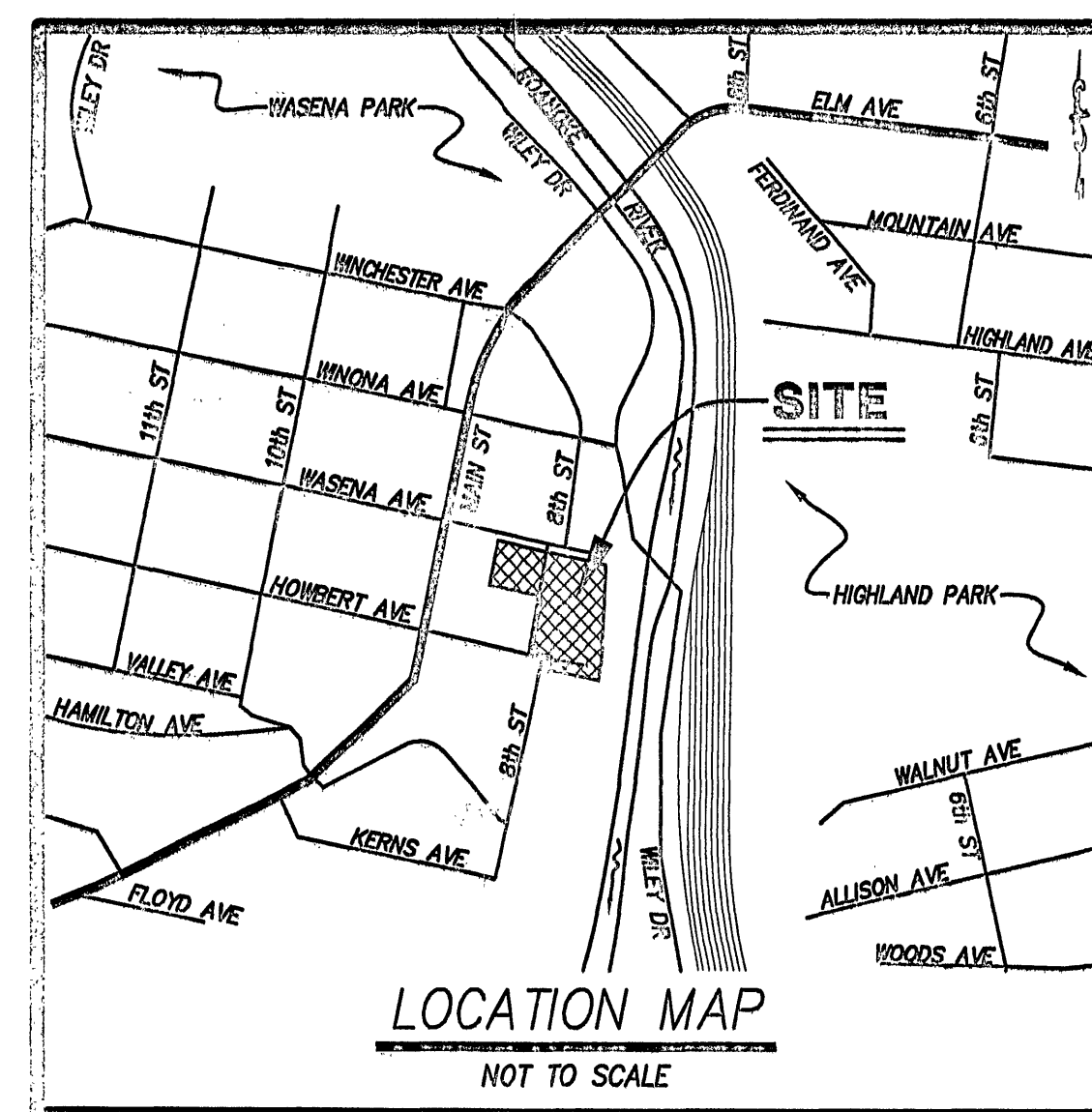


DEVELOPMENT PLAN FOR RIVER HOUSE

SITUATED AT
806 WASENA AVENUE, SW
TAX MAP #1130313
THE CITY OF ROANOKE, VIRGINIA

DATE: April 3, 2012

PREPARED FOR
CITYSCAPE, LLC



NOTICE: All Landowners, Developers and Contractors

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

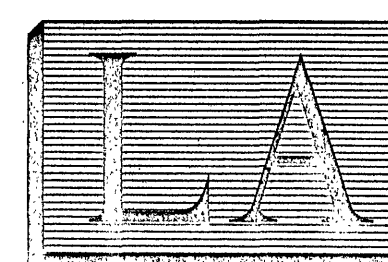
CONSTRUCTION PROCEDURE REQUIREMENTS

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 field surveyed final correct set of as-built plans of the newly constructed storm rain and/or stormwater management facilities prior to final acceptance and issuance of a certificate of occupancy by the City. As-built plans shall be provided in the State Plane Virginia South Coordinate System, NAD 1983, FIPS 4502 Feet, US Survey Feet, Datum NA 83, in the form of 1 paper copy and 1 digital AUTOCAD file.

--INDEX OF DRAWINGS--

SHEET No.	DESCRIPTION
1	LUMSDEN ASSOCIATES COVER SHEET
2	NOTES & DETAILS
3	NOTES & DETAILS
4	EXISTING CONDITIONS
5	DIMENSIONAL LAYOUT
6	GRADING PLAN
7	PROFILES AND SWM DETAILS
8	LANDSCAPE PLAN
9	EROSION & SEDIMENT CONTROL PLAN
10	EROSION & SEDIMENT CONTROL NOTES AND DETAILS

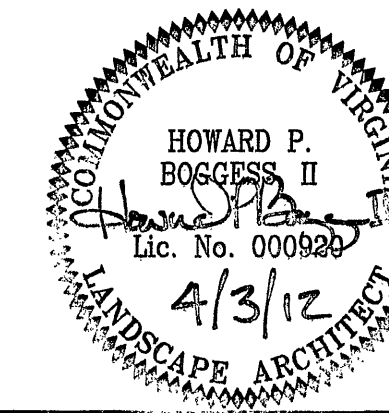
PERMIT No. CP120004



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

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CITY APPROVAL STAMP		REVISIONS	
DATE	SHEETS	DATE	SHEETS
<p>City of Roanoke Planning Building and Development</p> <p>DEVELOPMENT PLAN APPROVED</p> <p>Agent, Planning Commission <i>[Signature]</i> Date <i>4/12/2012</i></p> <p>Development Engineer <i>[Signature]</i> Date <i>4-13-2012</i></p> <p>Zoning Administrator <i>[Signature]</i> Date <i>4/12/2012</i></p> <p>Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.</p>		<p>COMMISSION NO. 11-230</p> <p>SHEET 1 OF 10</p>	

As-Builts K. Winslow 8.15.12