

SP060/53

DEVELOPMENT PLAN APPROVED

Date 9/11/07

Agent, Planning Commission Chris Roth

Development Engineer David 9/11/07

Zoning Administrator Nancy C. Sanderson 9/11/07

Any changes to this plan must be approved with the Agent to the Planning Commission to construction.

DEVELOPMENT PLAN
FOR
SCHEWELS FURNITURE STORE
3602 FERNCLIFF AVENUE, N.W.

SITUATED IN
THE CITY OF ROANOKE, VIRGINIA

DATE: August 6, 2007

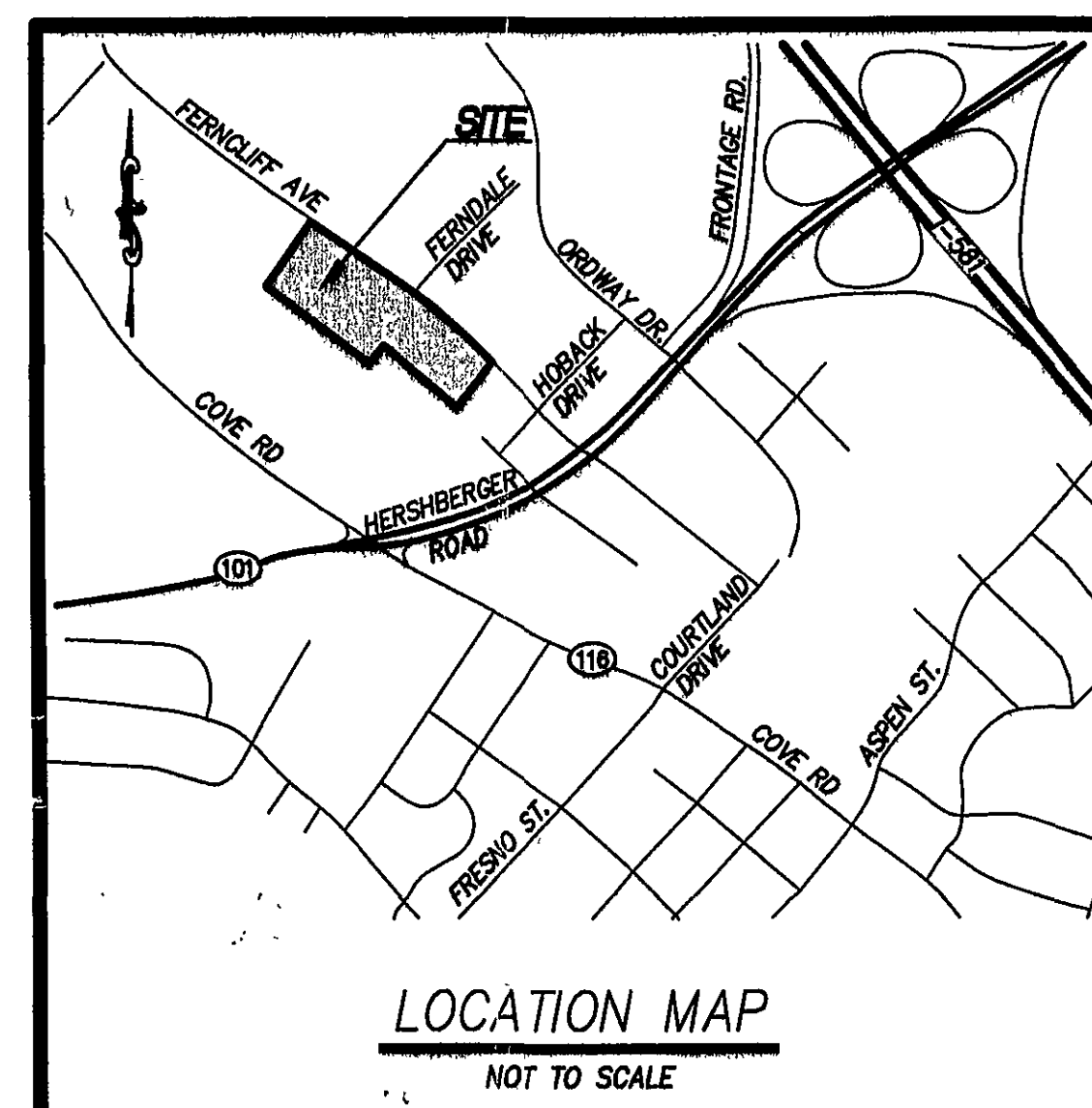
PREPARED FOR
SCHEWEL FURNITURE COMPANY

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 Development Inspector. Call 540-863-1730 to arrange a conference at least three (3) days prior to anticipated construction.
2. *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 street opening permit shall be applied for and obtained by the contractor from the City of Roanoke.
3. *Land Disturbance Permit:* An approved erosion and sediment control plan for borrow/fill sites associated with the project must be submitted prior to the issuance of a land disturbance permit.
4. *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.
5. *Location of Utilities:* The contractor shall verify the location of all existing utilities prior to the commencement of any construction.
6. *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.
7. *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.
8. *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.
9. *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.
10. *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 variations in construction being made.
11. *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	DIMENSIONAL LAYOUT
4	GRADING PLAN
5	STORM DRAIN PROFILES
6	LANDSCAPING PLAN
7	EROSION AND SEDIMENT CONTROL PLAN
8	EROSION AND SEDIMENT CONTROL DETAILS
9	WESTERN VIRGINIA WATER AUTHORITY DETAILS

I AM CERTIFIED BY THE STATE OF VIRGINIA AS A "RESPONSIBLE LAND DISTURBER". I SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PLAN AS SHOWN.

SIGNATURE:

PRINTED NAME:

CERTIFICATE No.:

EXPIRATION DATE:

TELEPHONE No.:

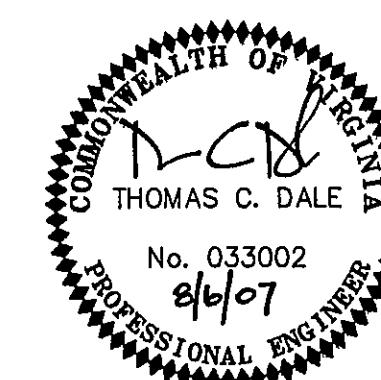
ADDRESS:



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

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AS - BUILT
6/13/2008
SHEET 3 OF 9

Received
WVWA - Engineering
SEP 12 2007
By

REVISIONS	
DATE	SHEETS

COMMISSION NO: 06-034

SHEET 1 OF 9