

DEVELOPMENT PLAN FOR VILLAGE HOMES AT BRANDON OAKS

*SITUATED AT
3930 BRANDON AVENUE, SW
THE CITY OF ROANOKE, VIRGINIA*

DATE: 21 MARCH 2003

PREPARED FOR

VIRGINIA LUTHERAN HOMES, INC.

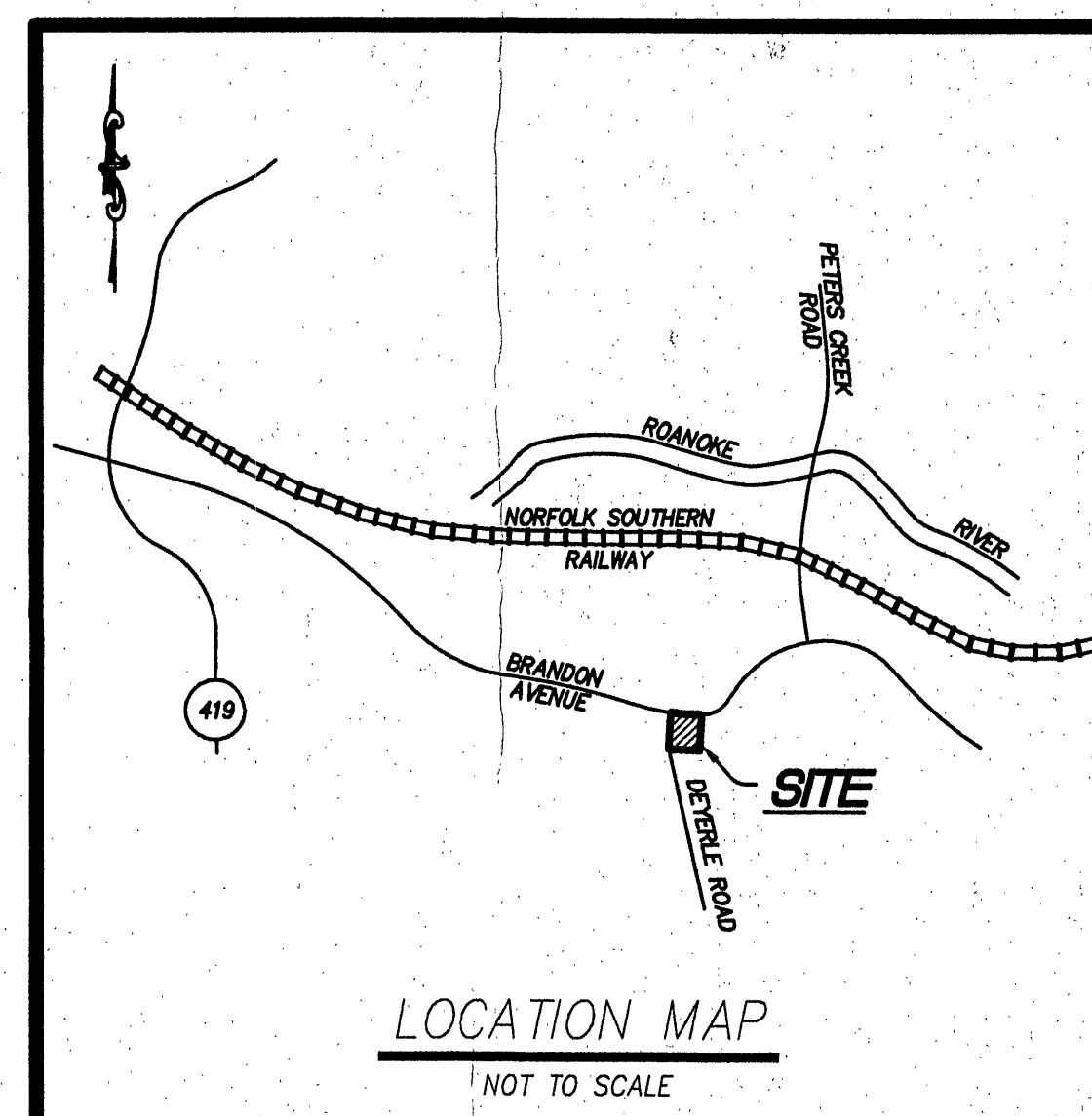
NOTICE:

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.

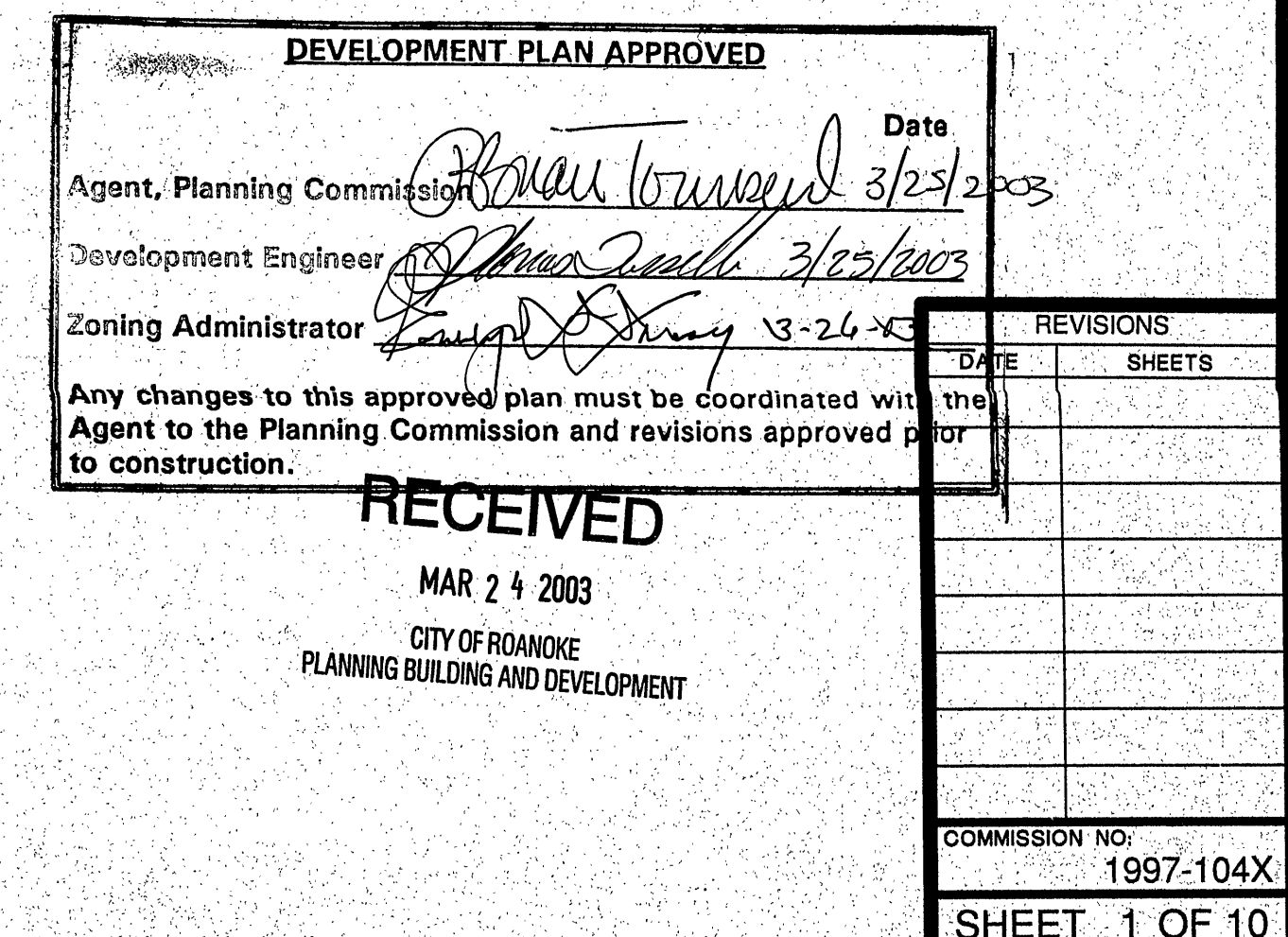
CONSTRUCTION PROCEDURE REQUIREMENTS

1. *City Inspections:* To ensure the coordination of timely and proper inspections, a preconstruction conference shall be initiated by the contractor with the Planning and Community Development. Call 540-853-2344 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.



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5.	GRADING PLAN
6.	ROAD, WATER, AND SANITARY SEWER PROFILES
7.	RETAINING WALL AND STORM DRAIN PROFILES
8.	LANDSCAPE PLAN
9.	EROSION AND SEDIMENT CONTROL PLAN
10.	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS



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