

CITY CONSTRUCTION NOTES TO BE INCLUDED ON PLANS

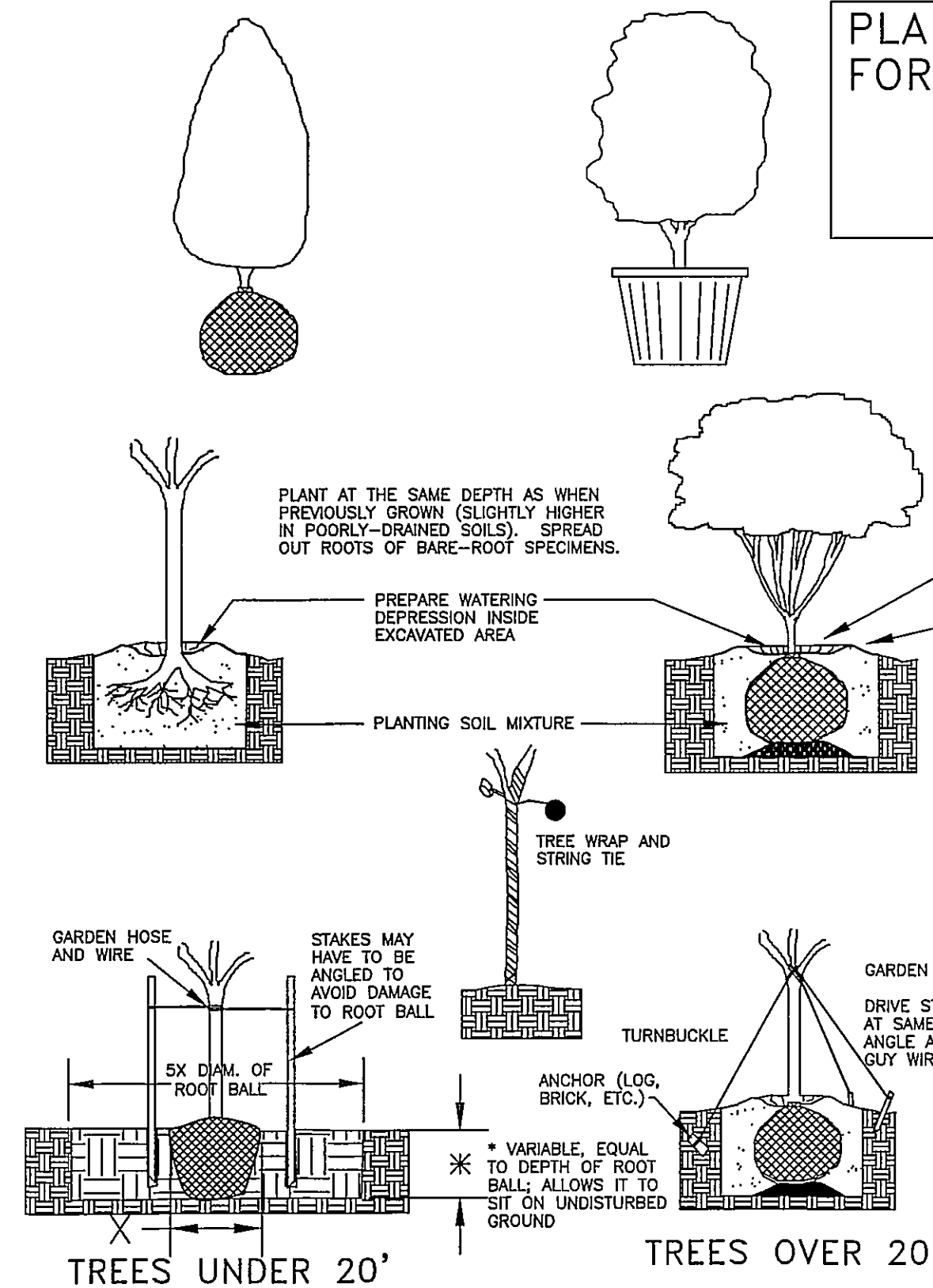
NOTICE: ALL LANDOWNERS, DEVELOPERS AND CONTRACTORS

FAILURE TO COMPLY WITH 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 INSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRE-CONSTRUCTION CONFERENCE SHALL BE INITIATED BY THE APPLICANT, BUILDING, ETC. WITH THE DEVELOPMENT INSPECTOR. CALL (540) 853-1227 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 RIGHT-OF-WAY EXCAVATION 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 ANY 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 SHALL BE 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 VARIATION 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.

PLANTING BALLED-&-BURLAPPED
& CONTAINER-GROWN TREES



PLANTING SCHEDULE FOR EACH LOT
FOR STORMWATER MANAGEMENT:

3-(2-1/2") BRADFORD PEARS TREES
5-(1) GALLON BLUE RUG JUNIPERS.

DOUBLE STRAND 12 GAUGE GALVANIZE
WIRE TWISTED (OR APPROVED "LINK-TYPE" EQUAL)

(2) PINE OR FIR STAKES 2"x 2"x 8' CUT
STAKES SQ. AFTER INSTALLATION 2" ABOVE
WIRE.

TREE WRAP (AS REQUIRED)

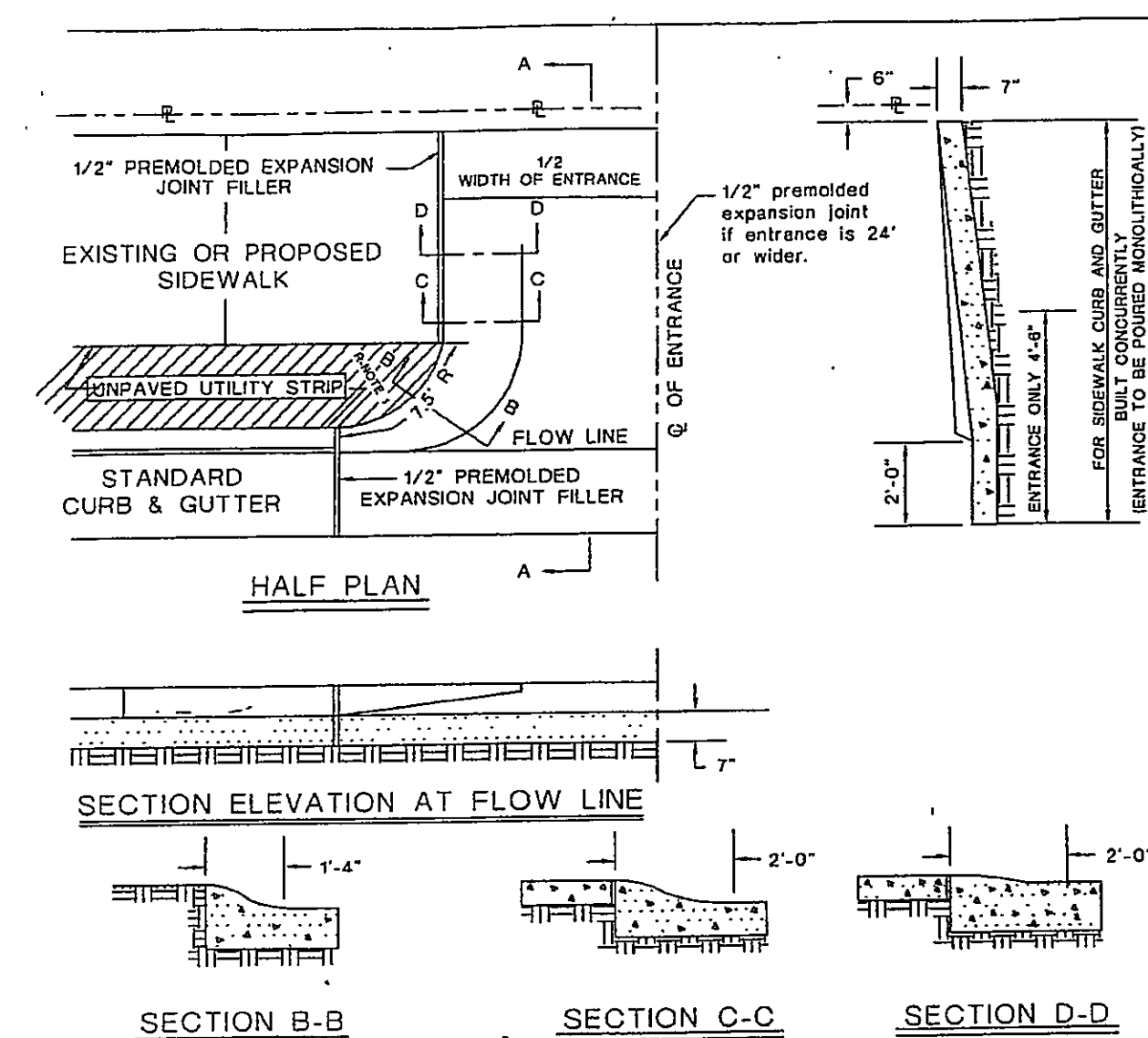
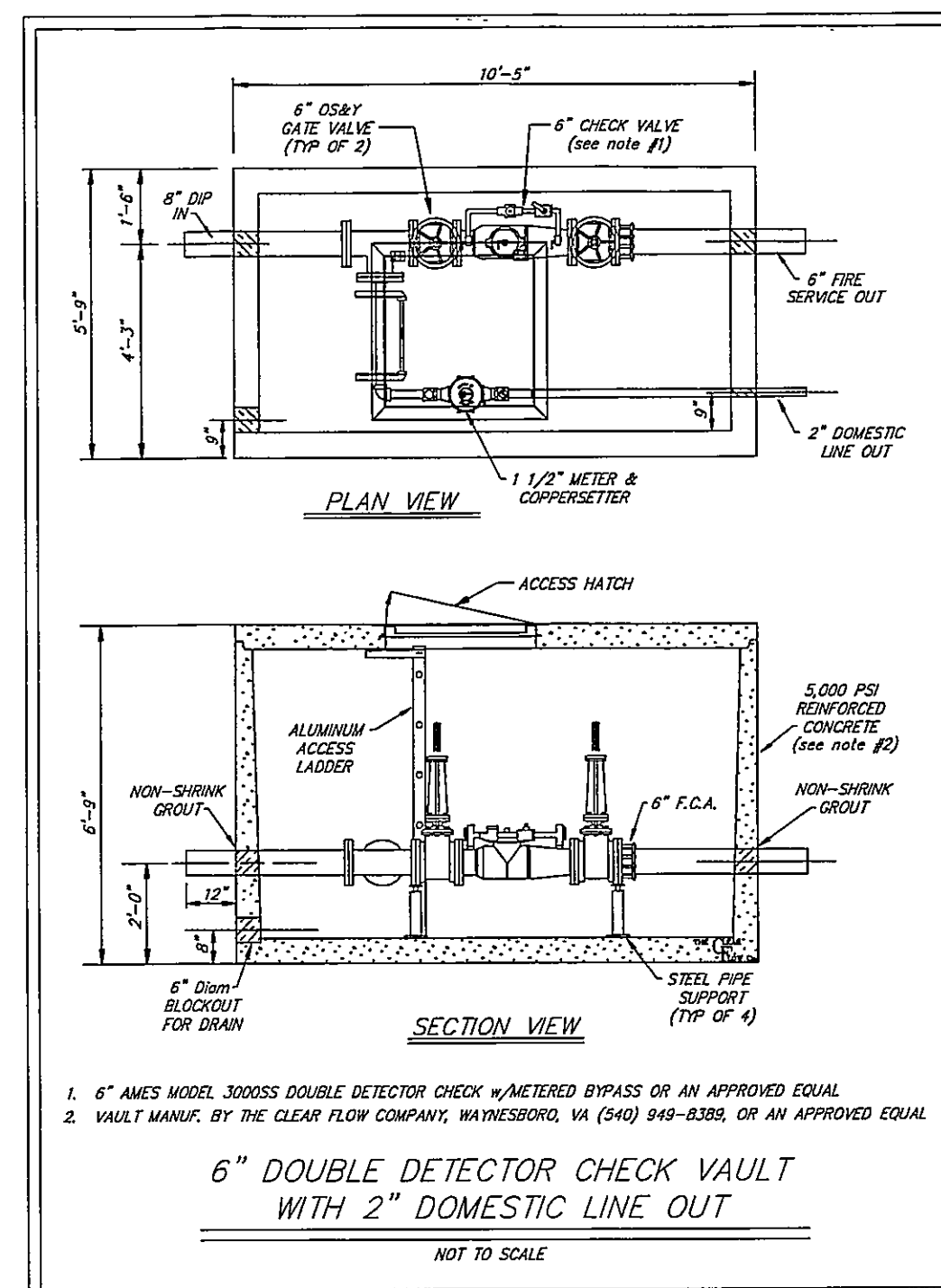
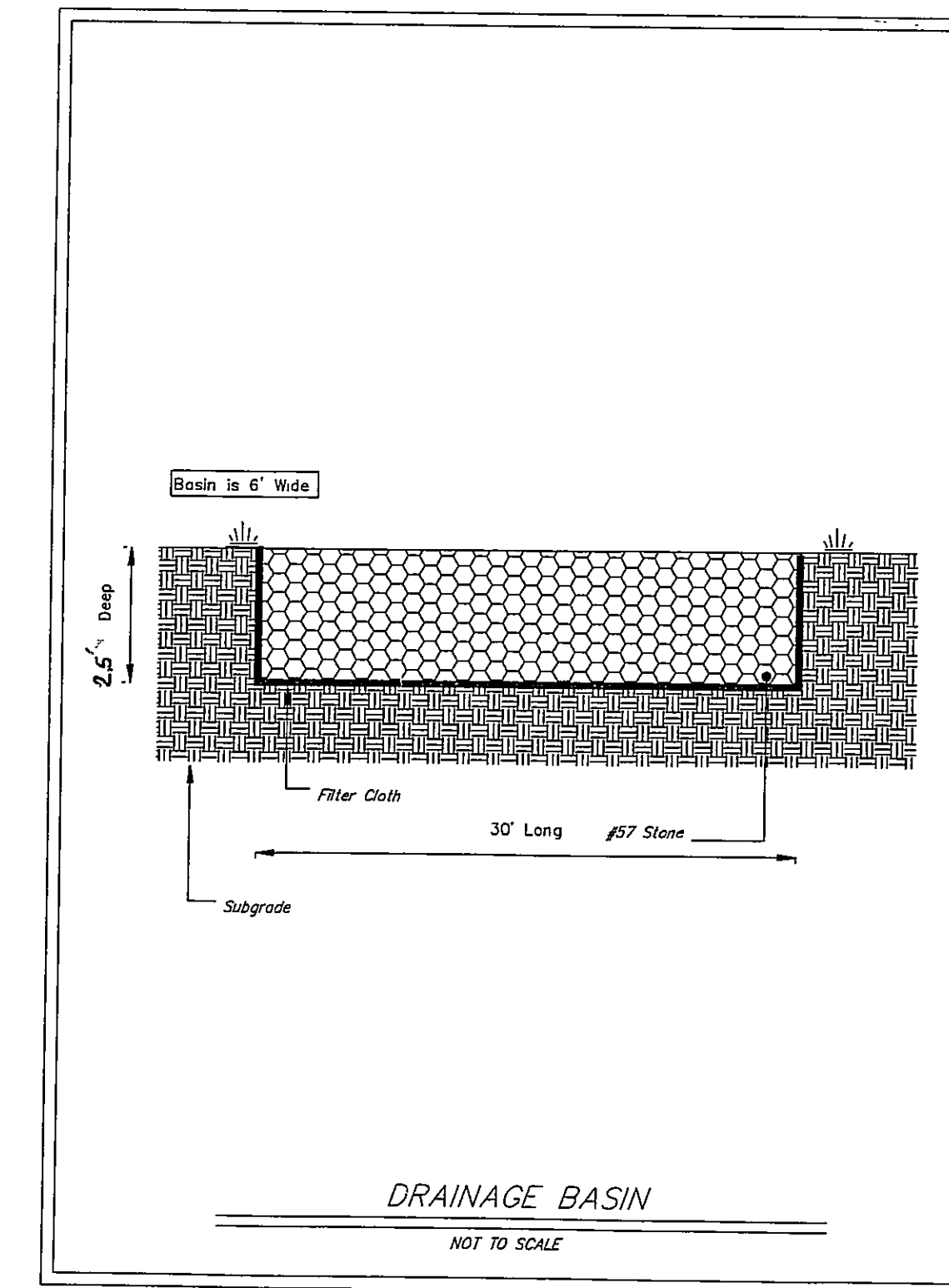
3" SHREDDED HARDWOOD MULCH OVER
4" WATER BASIN

10-10-10 FERTILIZER TABLETS OR GRANULAR
APPLIED AT RATES PER MANUFACTURER
REMOVE BURLAP FROM TOP OF ROOT
BALL PRIOR TO BACKFILLING

TREE PIT SOIL MIX MIXED: 1/3 NATIVE SOIL,
1/3 IMPORTED TOPSOIL AND 1/3 ORGANIC SOIL
AMENDMENTS SUCH AS PEATMOSS,
COMPOSTED MANURE OR APPROVED EQUAL

PLACE ROOTBALL ON MIN. 6" MOUND
OF TOPSOIL TAMPED FIRM

NOTE:
PLANT SECTION TO CONFORM TO ANSI 260.1
"American Standard for Nursery Stock"



- GENERAL NOTES:
1. Standard commercial "Entrance" shall have a minimum curb radius (R) of 7 1/2 feet.
 2. Minimum Entrance width to be 12 feet.
 3. Where curb & gutter already exists both curb & gutter shall be removed. If proposed entrance falls within five (5) feet of an existing joint removal & reconstruction shall be to that joint. Any concrete removed at other than an existing joint shall be cut with a mechanical saw specifically manufactured for that purpose; this also shall apply to street pavement.
 4. Where sidewalk exists or is to be constructed across driveways the thickness thereof must correspond with the thickness of the entrance.
 5. Whenever "Entrance" exceeds twenty-four (24) feet in width a 1/2" premolded expansion joint filler shall be installed through the center perpendicular to flow line.
 6. Finish "Entrances" shall have a "course broom finish" running parallel to flow line.
 7. Curing shall be accomplished by the use of a liquid membrane seal containing white pigment applied at the rate of one (1) gallon per 100 square feet.
 8. All "Entrance Ways" shall be constructed according to City of Roanoke specifications and to line and grades approved by the City Engineering Department.
 9. Entrances exceeding 30 feet in width shall be approved by the City Manager.

APPROVED
[Signature]
CITY ENGINEER
DATE: 12/18/03

OFFICE OF THE CITY ENGINEER - ROANOKE, VIRGINIA

STANDARD
CITY OF ROANOKE
COMMERCIAL ENTRANCE

SHEET
6 OF 9

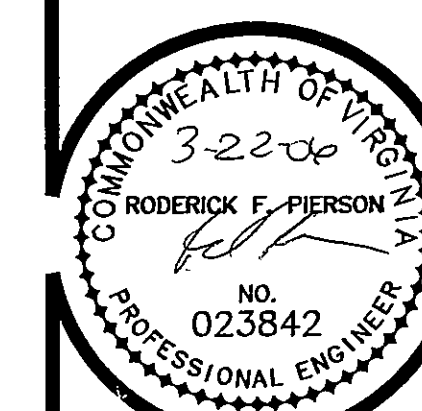
DATE: 03/10/06
REVISIONS
△
△
△
△

P.O. BOX 311
1324 ROANOKE ROAD
DALEVILLE, VA 24083

(540) 966-3027 TEL
(540) 966-5906 FAX
e-mail: rpierson@rbnet.com

DEVELOPMENT PLAN FOR
A NEW MANUFACTURING BUILDING
VISTA PROPERTIES, LLC
CITY OF ROANOKE, VIRGINIA

MISCELLANEOUS
DETAILS



COMMISSION
R2006

SHEET
7 OF 8