DEVELOPMENT PLAN

FOR

SECTION No. 1 "WILLOW WALK"

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

- 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 540-853-1227 to arrange a conference at least three (3) days prior to anticipated construction.
- Right-of-Way Excavation Permit: Prior to the commencement
 of any digging, alteration, or construction within the public rightof-way (streets, alleys, public easements) a street opening
 permit shall be applied for and obtained by the contractor
 from the City of Roanaks.
- Land Disturbance Permit: An approved erosion and sediment control
 plan for borrow/fill sites associated with the project must be
 submitted prior to the leavance of a land disturbance permit.
- 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 angoing construction.
- Location of Utilities: The contractor shall verify the location of all existing utilities prior to the commencement of any construction.
- 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 erasion 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

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:	 	
_	 	

SITUATED ADJACENT TO

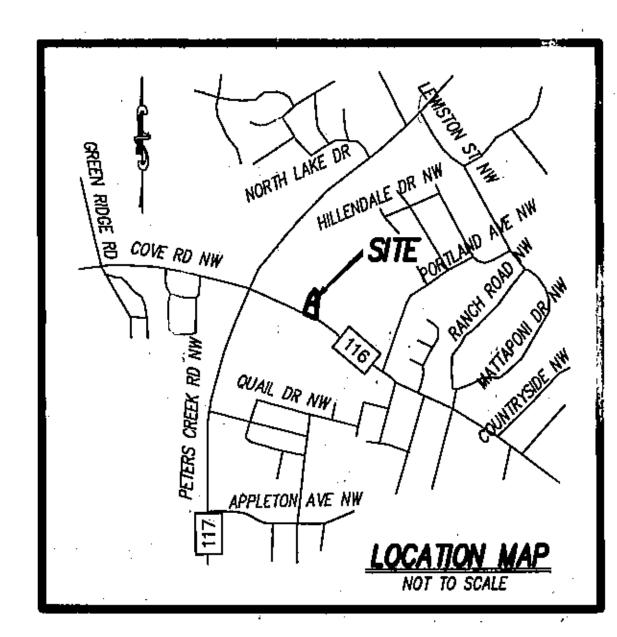
COVE ROAD, N.W.

THE CITY OF ROANOKE, VIRGINIA

DATE: FEBRUARY 7, 2006

PREPARED FOR

BLACKSTOCK, INC.



--INDEX OF DRAWINGS--

SHEET No.

DESCRIPTION

CC 1	WO.	DESCRIPTION
1.		LUMSDEN ASSOCIATES COVER SHEET QLO
2.		. RECORD PLAT OVERVIEW PLAN . NOTES AND DETAILS
3.		. OVERVIEW PLAN
4.		NOTES AND DETAILS
5.		DIMENSIONAL LAYOUT
		GRADING PLAN
		ROAD, WATER, AND SANITARY SEWER PROFILES
		ROAD, WATER, AND SANITARY SEWER PROFILES
9.		STORM DRAIN PROFILES

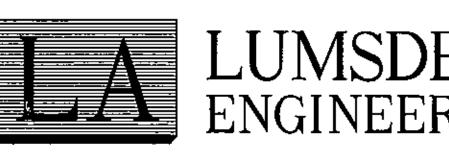
10.... EROSION AND SEDIMENT CONTROL PLAN, PHASE 1
11.... EROSION AND SEDIMENT CONTROL PLAN, PHASE 2
12... EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

13. SEDIMENT BASIN DETAILS

14 WATER AND SANITARY SEWER DETAILS

15 WATER AND SANITARY SEWER DEPARTS ENT PLAN APPROVED

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16.	•		•		•	LANDSCAPING	PLAN



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

4664 BRAMBLETON AVENUE, SW P.O. BOX 20669 ROANOKE, VIRGINIA 24018 PHONE: (540) 774-4411 FAX: (540) 772-9445 E-MAIL: MAIL@LUMSDENPC.COM ANTIARY SEWER DEPARTES THE BUILD SUMMED 2/21/06

Agent, Flancing Commission and 2/23/06

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FEB 0 9 2006

PLANNING SUITING AND DEVELOPMENT

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SHEET 1 OF 16