

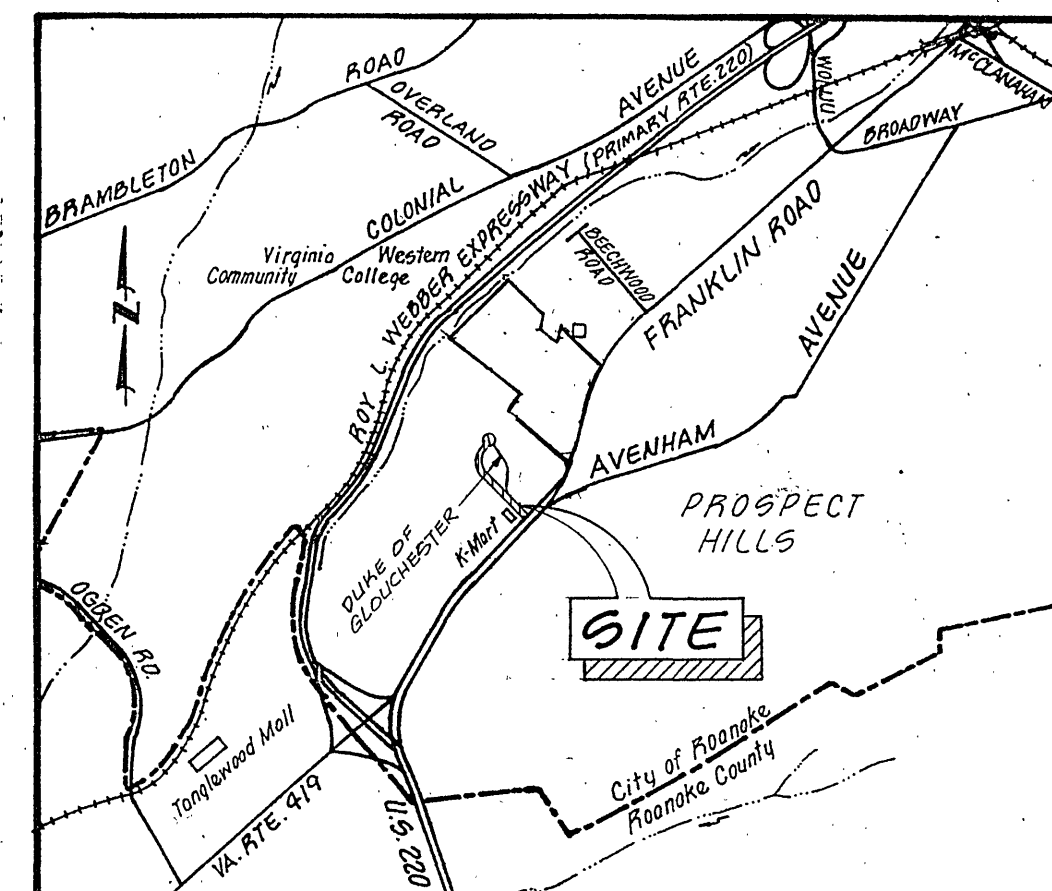
FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.

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 City engineering department. Call 703-981-2731 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 entrances: 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.
11. All unsuitable material shall be removed from within the construction area of these plans, containerized, and disposed of in an approved Virginia dumping site. All disposal shall conform to the Virginia Litter Control Act and all other governing codes.
12. This property does not lie within the limits of a 100 Year flood boundary as designated by current F.E.M.A. Maps.
13. Should the contractor encounter any evidence of underground springs during construction which migrate under the roadway or roadway embankment areas, he shall immediately notify the engineer so that a geotechnical engineer may be consulted in order to provide for roadway underdrain design.
14. The contractor shall consult a geotechnical engineer before construction to coordinate soils borings at locations determined by the engineer in order to determine if existing ground is suitable material for roadway support. Once geotechnical engineer has given his approval construction can begin. If substandard conditions exist alternate design as dictated by the geotechnical engineer shall be implemented as required.

DEVELOPER: RETIREMENT COMMUNITIES, INC.
ADDRESS: 215 HERSHBERGER ROAD
ROANOKE, VIRGINIA
TELEPHONE: (703) 265-2100

DUKE OF GLOUCESTER STREET EXTENSION



VICINITY MAP
Not to Scale

TAX NUMBER(S): 5500110, 5500111
TRACT SIZE: 5500110 - 3.30 Ac.
PRESENT ZONING: RIGHT OF WAY - 5500110-C2
PRESENT USE: RIGHT OF WAY (PAPER - 5500110 (VACANT))
PROPOSED USE: PUBLIC ROAD
DISTURBED ACREAGE: R/W - 1.03 Ac. / 5500110 - 0.82 Ac.
TOTAL Ac. = 1.85 ACRES

APPROVED:

CITY ENGINEER, CITY OF ROANOKE

DATE

AGENT, CITY OF ROANOKE PLANNING COMMISSION

DATE

SURVEY NOTES

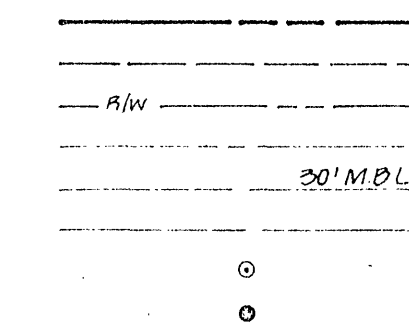
Horizontal control and boundary survey were performed by
BALZER & ASSOC. dated 8/9/90
Vertical control and topographic mapping were performed by
BALZER & ASSOC. dated 8/9/90
All elevations are referenced to the National Geodetic
Vertical Datum of 1929.

BENCHMARK: *B TOP N.E. CORNER OF BRICK ROAD LIGHT
COLUMN ON SOUTH SIDE OF PRIVATE ROAD 50'
N.W. ON ENTRANCE TO HOUNDS CHASE APART-
MENTS. ELEV. = 1073.57

LEGEND

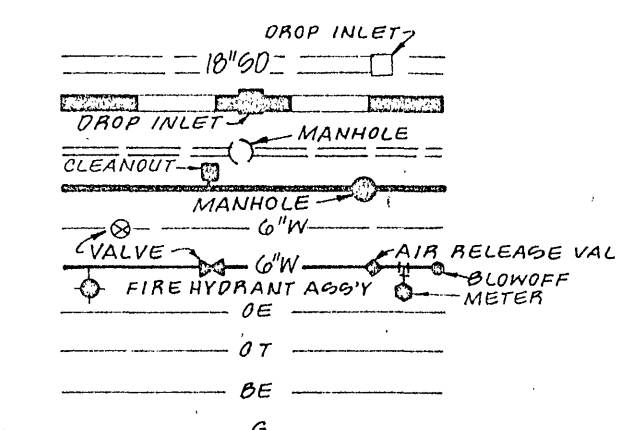
BOUNDARY

PROPERTY LINE
DEED LINE
RIGHT-OF-WAY
CENTER LINE
MIN. BLOC. LINE
EASEMENT
FOUND IRON PIN
SET IRON PIN



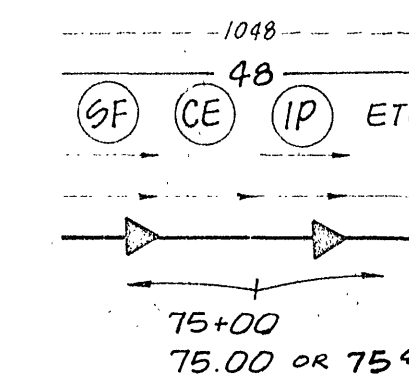
UTILITY

EXIST. STORM SEWER
PROP. STORM SEWER
EXIST. SANITARY SEWER
PROP. SANITARY SEWER
EXIST. WATERLINE
PROP. WATERLINE
OVERHEAD ELECTRIC
OVERHEAD TELEPHONE
BURIED ELECTRIC
GAS LINE



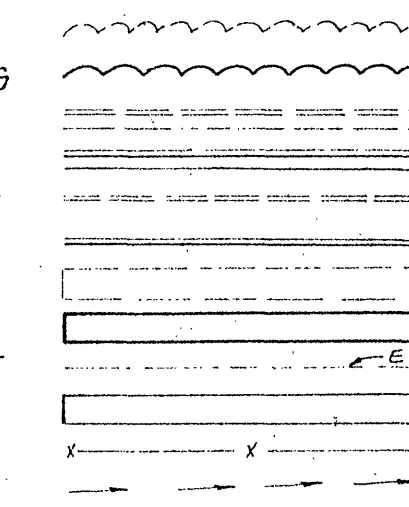
TOPOGRAPHY & ESC

EXIST. CONTOUR
PROP. CONTOUR
ESC DETAIL SYMBOL
GRASS DITCH
MEGH LINED DITCH
PAVED DITCH
DRAINAGE DIVIDE
EX. SPOT ELEV.
PROP. SPOT ELEV.



MISCELLANEOUS

EXIST. TREELINE
PROP. LIMITS OF CLEARING
EXIST. CURB & GUTTER
PROP. CURB & GUTTER
EXIST. CURB
PROP. CURB
EXIST. STRUCTURES
PROP. STRUCTURES
EXIST. EDGE OF PAVEMENT
PROP. PAVEMENT
FENCE
FLOW ARROWS

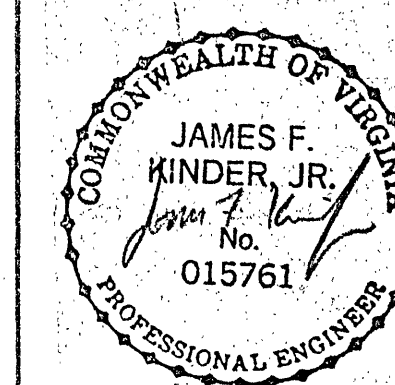


THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE INFORMATION. UTILITIES MAY EXIST WITHIN THE CONSTRUCTION AREA OF THESE PLANS THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES BEFORE COMMENCING WORK, AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THESE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE CONTINUANCE OF SERVICE. TO MISS UTILITIES, CALL "MISS UTILITIES" AT 1-800-552-7001 (TOLL FREE) 48 HOURS BEFORE DIGGING.

ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF ROANOKE AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

INDEX

SHEET 1 TITLE SHEET
SHEET 2 PLAN / PROFILE - STA. 17+00 TO 26+00
SHEET 3 ESC PLAN
SHEET 4 ESC DETAILS
SHEET 5 CROSS SECTIONS



PLANNERS ARCHITECTS
ENGINEERS SURVEYORS

16 S. College Avenue
Salem, Virginia 24153
Phone: 703/389-7323
FAX: 703/389-5042

501 Branchway Road
Suite 100
Richmond, Virginia 23236
Phone: 804/794-0571
FAX: 804/794-2635

DUKE OF GLOUCESTER
EXTENSION

TITLE SHEET

CITY OF ROANOKE, VIRGINIA

DRAWN BY DAB
DESIGNED BY JE
CHECKED BY JFK
DATE APRIL 15, 1991

REVISIONS
① REV. 7-9-91 PER CITY COMMENTS
② REV. 8-5-91 PER CITY COMMENTS

SCALE NO SCALE
SHEET NO.

1 OF 5

JOB NO.
1031

