

PROPERTY OWNER: ROANOKE REDEVELOPMENT & HOUSING AUTHORITY
2624 SALEM TURNPIKE, N.W.
ROANOKE, VA. 24017

ENGINEER: LMW PROFESSIONAL CORPORATION
102 ALBEMARLE AVE., S.E.
ROANOKE, VIRGINIA 24013
(540) 345-0675

OFFICIAL TAX # OF PROPERTY: TAX MAP NOS. 2222014, 2222015, 2222016, 2222017,
2222018, 2222019, 2222020

ZONING CLASSIFICATION: RM-2
TOTAL ACREAGE OF LAND TO BE DEVELOPED: 1.21 ACRES
TOTAL ACREAGE OF LAND TO BE DISTURBED: 1.21 ACRES
LEGAL REFERENCE: INSTRUMENT #s 0990000027, 0990000028

PROPOSED USE OF SITE: RESIDENTIAL SINGLE FAMILY DETACHED DWELLINGS

NOTICE: ALL LANDOWNERS, DEVELOPERS AND CONTRACTORS

FAILURE TO COMPLY WITH THE CONSTRUCTION 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 INSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRE-CONSTRUCTION
CONFERENCE SHALL BE INITIATED BY THE CONTRACTOR WITH THE CITY DEVELOPMENT DEPARTMENT INSPECTOR.
CALL (540) 853-1227 TO ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO ANTICIPATE CONSTRUCTION.

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.

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.

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 PLANS.

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.

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.

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.

APPROVED PLANS/CONSTRUCTION CHANGES - ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS
SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE DEVELOPMENT ENGINEER PRIOR TO SAID
CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.

FINAL ACCEPTANCE/CITY - THE DEVELOPER OR CONTRACTOR SHALL FURNISH THE CITY OF ROANOKE'S ENGINEERING
DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

FLOOD STATEMENT:

THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 500-YEAR FLOODPLAIN AS DESIGNATED BY
CURRENT FEMA MAPS. THE PROPERTY IS LOCATED IN ZONE X, (OUTSIDE 500 YEAR FLOOD PLAIN) ON PANEL 42 OF 90,
MAP NUMBER 51161C0042D, DATED OCTOBER 15, 1993.

ROANOKE REDEVELOPMENT & HOUSING AUTHORITY

EROSION & SEDIMENT CONTROL PLAN

12th STREET, NW & MELROSE AVE.

1219 MELROSE AVENUE N.W.
ROANOKE, VIRGINIA 24016

CONTACT PERSON: RICHARD C. WHITE P.E.

LMW P.C.

ENGINEERING - ARCHITECTURE - SURVEYING - LANDSCAPE DESIGN

102 ALBEMARLE AVE., S.E.

ROANOKE, VA 24013

PHONE: (540) 345-0675

FAX: (540) 342-4456

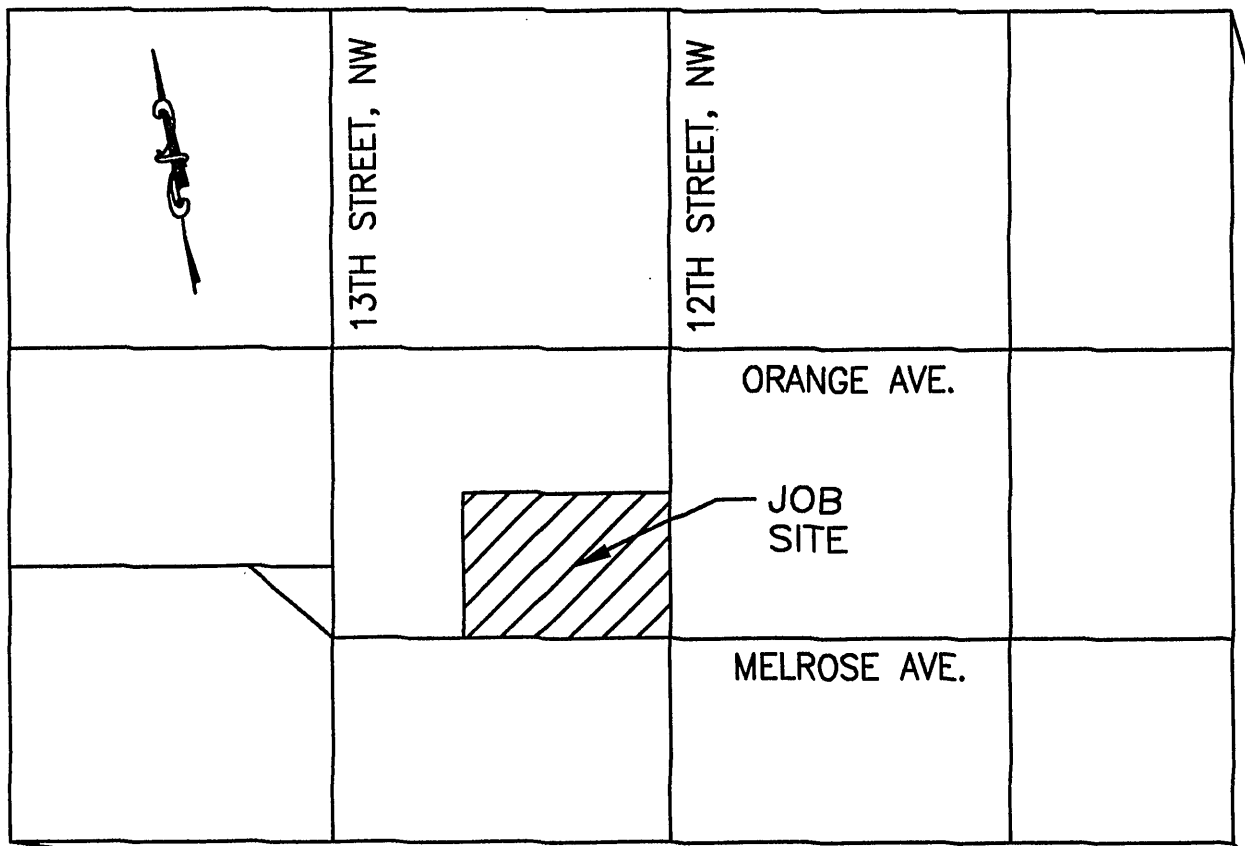
E-MAIL: lmweng@lmw.roacoxmail.com

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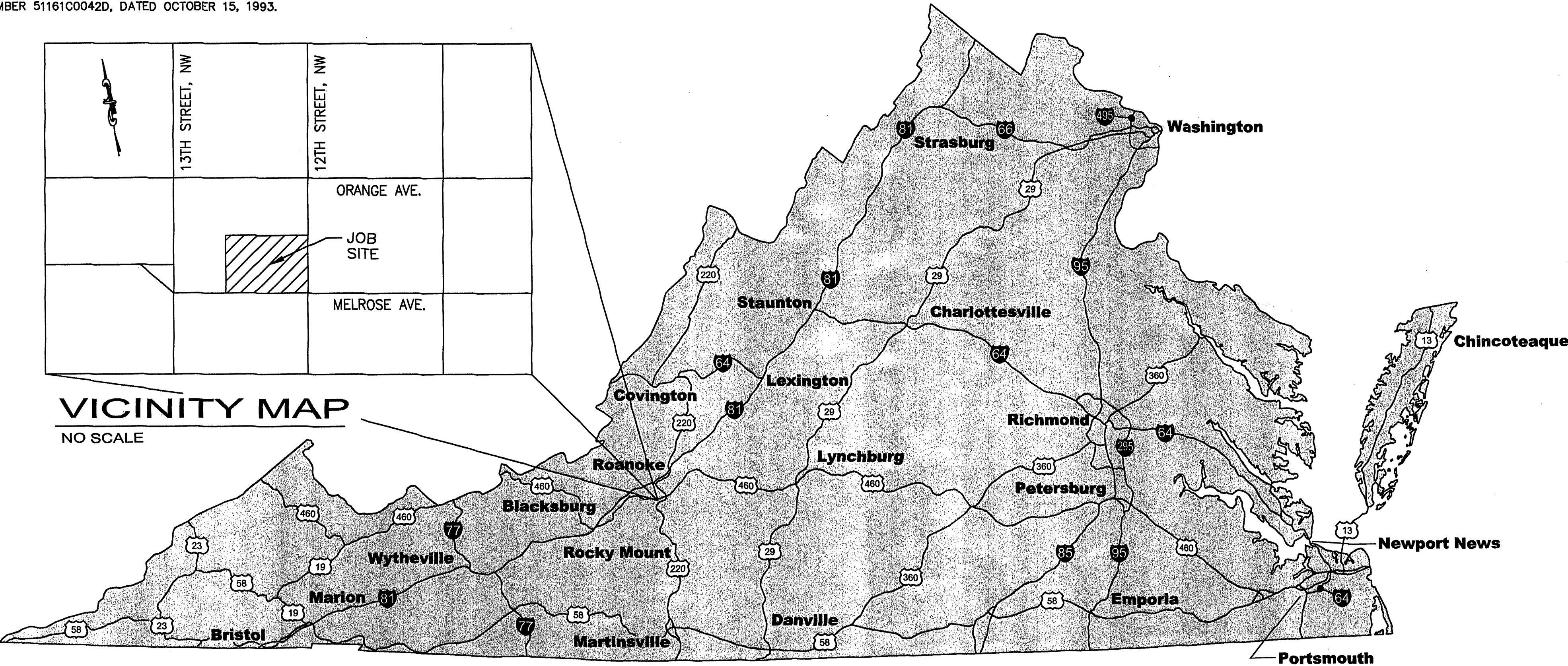
RM-2 DISTRICT IS INTENDED TO ENCOURAGE THE PRESERVATION AND
ENHANCEMENT
OF CITY NEIGHBORHOODS. THIS DEVELOPMENT IS INTENDED FOR SINGLE
FAMILY DETACHED DWELLINGS.
OTHER USED MAY BE ALLOWED AS STATED IN SEC. 36.1-145 OF THE
ROANOKE CITY ZONING ORDINANCE.

MINIMUM LOT SIZE - 5,000 SQUARE FEET
MINIMUM LOT FRONTAGE - 50 FEET
MAXIMUM LOT COVERAGE - 40 PERCENT
MINIMUM DEPTH OF FRONT YARD - 30 FEET
MINIMUM SIDE YARD (2 REQ'D) - 4 FEET AND COMBINED WIDTH 20% OF
THE LOT FRONTAGE WHICHEVER IS LEAST.
MINIMUM REAR YARD FOR A PRINCIPAL STRUCTURE - 25 FEET
MAXIMUM HEIGHT OF STRUCTURE - 35 FEET
NO OUTDOOR STORAGE UNLESS UNDER PERMITTED WITH SPECIAL EXCEPTION
USE.
OPEN SPACE - 300 SQ. FT. PER MULTIFAMILY DWELLING UNIT ON THE LOT.



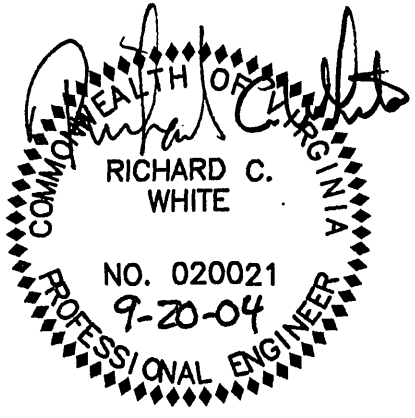
VICINITY MAP

NO SCALE



LOCATION MAP

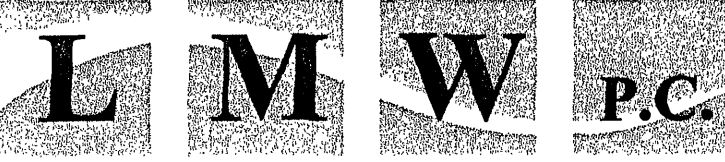
NO SCALE



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SEP 20 2004

CITY OF ROANOKE
PLANNING BUILDING AND DEVELOPMENT



Engineering
Architecture
Surveying
Landscape Design

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Roanoke, Virginia
24013

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ROANOKE REDEVELOPMENT & HOUSING AUTHORITY

EROSION & SEDIMENT CONTROL PLAN

12th STREET, NW & MELROSE AVE.

COMM. NO. 2863a

DATE: 4-29-04

SET NO. 8-27-04

