

SITE DEVELOPMENT PLANS

ART MUSEUM OF WESTERN VIRGINIA

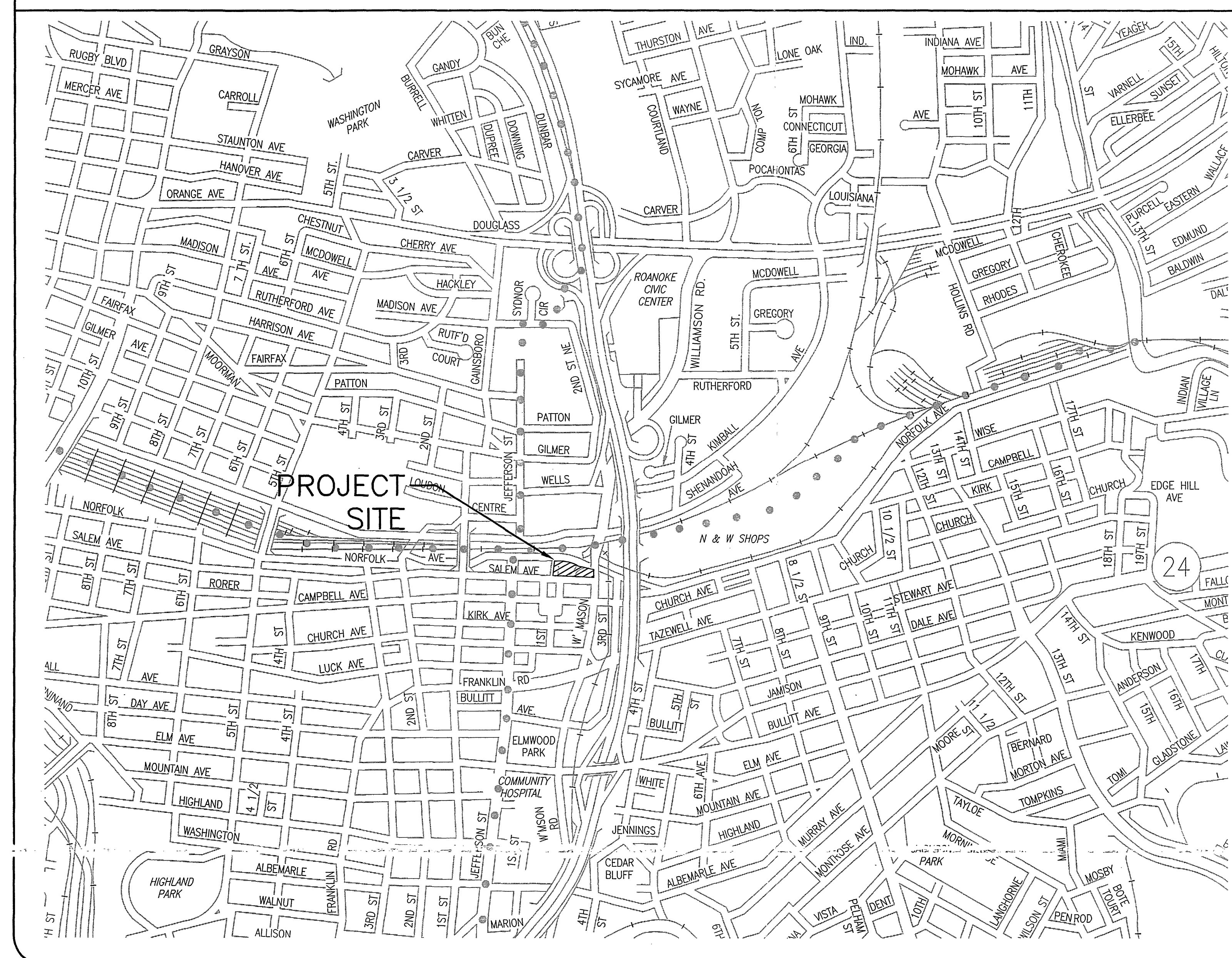
110 SALEM AVENUE, S.W.

CITY OF ROANOKE, VIRGINIA

AS-BUILT

DEVELOPMENT PLAN APPROVED	
Agent, Planning Commission	Date
Development Engineer	5-5-2006
Zoning Administrator	5/5/06
Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.	

VICINITY MAP



WATER & SEWER NOTES

(WESTERN VIRGINIA WATER AUTHORITY)

SEWER NOTES

- A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.
- CONTRACTORS SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING ALL MANHOLES AFTER PAVING. MANHOLE TOPS SHALL BE ADJUSTED TO GRADE IF NECESSARY.
- ALL EXISTING UTILITIES MAY NOT BE SHOWN, OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.
- SEWER CONNECTIONS ARE TO BE MADE WITH 4" PIPE INSTALLED ON A MINIMUM GRADE OF 1/4" INCH TO 1 FOOT IN THE RIGHT WAY.
- LATERALS FROM MANHOLES SHALL BE P.V.C. OR DUCTILE IRON OF SUFFICIENT LENGTH TO PROVIDE TWO (2) FEET OF BEARING ON NATURAL GROUND.
- ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO WESTERN VIRGINIA WATER AUTHORITY STANDARDS.
- LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.
- SEWER MAIN SHALL BE SDR-35 POLYVINYL CHLORIDE PIPE OR WESTERN VIRGINIA WATER AUTHORITY APPROVED EQUAL.

WATER NOTES

- A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS AFTER PAVING AND ADJUSTMENT TO FINAL GRADE IF NECESSARY.
- ALL EXISTING UTILITIES MAY NOT BE SHOWN, OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.
- ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO WESTERN VIRGINIA WATER AUTHORITY STANDARDS.
- LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.
- WATER MAIN SHALL BE MINIMUM CLASS 50 DUCTILE IRON IN ACCORDANCE TO AWWA C151 OR WESTERN VIRGINIA WATER AUTHORITY APPROVED EQUAL.

GENERAL NOTES

OWNER/DEVELOPER:
ART MUSEUM OF WESTERN VIRGINIA
ONE MARKET SQUARE
ROANOKE, VA 24011
TELEPHONE: (540) 342-5760
FAX: (540) 342-5798

CIVIL ENGINEER:

MATTERN & CRAIG, INC.
701 FIRST STREET, S.W.
ROANOKE, VIRGINIA 24016
TELEPHONE: (540) 345-9342
FAX: (540) 345-7691
CONTACT: TOM AUSTIN

- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "A" OF THE SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD, AS INDICATED ON FLOOD INSURANCE RATE MAP NO. 51161C0046D, OCTOBER 15, 1993. APPROXIMATE BASE FLOOD ELEVATION = 922.8.

WASTE GENERATION:

- WASTE WATER:
 - NORMAL DOMESTIC WASTE GENERATED BY EMPLOYEES AND CUSTOMERS WILL BE DISCHARGED TO THE LOCAL POTW.
- SOLID WASTE:
 - MISCELLANEOUS TRASH AND SOILED PAPER WILL BE PLACED IN AN ENCLOSED DUMPSTER AND DISPOSED OF BY A LOCAL HAULER.

SHEET LIST:

- C0-0.01 SITE PLAN COVER SHEET AND GENERAL NOTES
- C0-1.01 SITE PLAN ABBREVIATIONS AND LEGEND SHEET
- C1-1.20 EXISTING CONDITIONS/DEMOLITION REMOVAL PLAN
- C1-1.21 SITE PLAN
- C1-1.22 UTILITY PLAN
- C1-1.23 GRADING AND STORM DRAINAGE PLAN
- C1-1.24 PLAZA-DETAILS AND SECTIONS
- C1-1.25 EROSION AND SEDIMENT CONTROL PLAN
- C1-1.26 EROSION AND SEDIMENT CONTROL DETAILS
- L1-1.20 SITE PLAN PLANTING PLAN
- L1-1.22 IRRIGATION PLAN

CITY CONSTRUCTION NOTES

- 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
- 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.
 - 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.
 - Land Disturbance Permit** - An approved erosion and sediment control plan for any borrow/hill sites associated with the project must be submitted prior to the issuance of a land disturbance permit.
 - Plans and Permits** - A copy of the plans as approved by the City (signed by the proper 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 the 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.
 - Barriercases/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 and the Western Virginia Water Authority.
 - 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.
 - 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.

APPROVED

CITY ENGINEER DATE
PLANNING COMMISSION DATE

Landscape
Whitwell Group
315 King George Avenue
Roanoke, VA 24016
540.982.0040
gene@whitwellgroup.com

Acoustics, AV, Security, Communications
Newcomb & Boyd
303 Peachtree Center Ave. NE, Suite 525
Atlanta, GA 30308-1277
404.730.8400
tferguson@newcomb-boyd.com

Electrical
Kocher, Schira & Gohari Consulting Engineers
111 N. Jackson St., Suite 121
Glendale, CA 91206-4177
818.240.5630
hdah@kageng.com

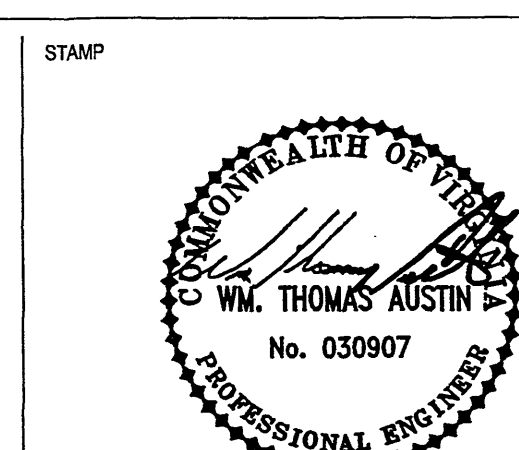
Food Service
Webb Design
130 S. Prospect Ave.
Tustin, CA 92780
714.598.1880
jwebb@webbdesignonline.com

Mechanical / Plumbing
LAM Partners
84 Sherman Street
Cambridge, MA 02140
617.354.4522
jeniferp@lampartners.com

Structural
Desimone Consulting Engineers PLLC
160 Sansome St., Suite 1600
San Francisco, CA 94104
415.398.5740
drorda@desimone.com

Associate Architect
Rodriguez Riley Mathis Mokey Architects
28 Church Avenue
Roanoke, VA 24011
540.344.1212
gougar@rrmm.net

Civil
Mattern & Craig
701 First St. S.W.
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540.345.9342
waustin@matternandcraig.com



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Art Museum
of
Western Virginia

100 Salem Avenue SE, Roanoke, Virginia 24011

KEY PLAN

NO.	ISSUE	DATE	NO.	ISSUE	DATE
1	ADDENDUM #1 (TO 60% DD)	10/25/04			
2	100% DD	12/21/04			
3	SITE WORK/FOUNDATIONS	07/08/05			
4	GMP ISSUE	07/28/05			
5	GMP-RV PERMIT APPLICATION	11/18/05			

DRAWING TITLE
SITE PLAN COVER SHEET AND GENERAL NOTE

DATE: 08.31.04
PROJECT NO: 0104
SCALE: 1/8" = 1'-0"

DRAWN BY: CZV
REVIEWED BY: WTA

DRAWING NUMBER
C0-0.01