SITE PLAN FOR

BOYS & GIRLS CLUB OF ROANOKE VALLEY ADDITIONS & IMPROVEMENTS

1714 9th STREET ROANOKE, VIRGINIA

AS-BUILT

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CONSTRUCTION PROCEDURE REQUIREMENTS

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 Rognoke.

2. 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.

. 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.

. Location of Utilities — The contractor shall verify the location of all existing utilities prior to the commencement of any construction.

5. 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.

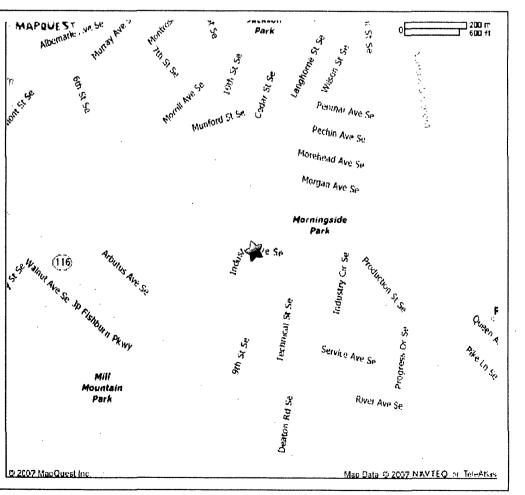
5. Streets to Remain Clean — It shall be the responsibility of the contractor to insure that the public street adjacent to the construction entrance remains free of mud, dirt, dust, and/or any type of construction materials or litter at all times.

. 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

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.

0. 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.



VICINITY MAP

GENERAL. SITE DEVELOPMENT NOTES

2 TOTAL AREA OF DEVELOPMENT: 1.616 ACRES TOTAL DISTURBED AREA: 0.17 ACRES

3. FLOODPLAIN COMMUNITY PANEL NUMBER AND ZONE: 51161C0168G DATED 9/28/07. SITE IS OUTSIDE FEMA DESIGNATED 100-YR FLOOD ZONE.

5. IMPERVIOUS LOT COVERAGE: ALLOWED: 100% PROPOSED: 79%

6. FLOOR AREA RATIO: NONE

MAXIMUM HEIGHT: 45' PROPOSED HEIGHT:

COMMUNITY CENTER: 1 SPACE/400 SF OR 1 SPACE/4 PERSONS, MAX. OCCUPANCY PARKING REQ'D = 2600sf net/400 = 6.5 SPACES (NEW ADDITION ONLY) VALLEY METRO BUS ROUTE REDUCTION = 80% x 6.5 SPACES = 5.2 SPACES PARKING SPACES REQ'D FOR NEW ADDITION= 6 SPACES ===> PROVIDED 6 NEW SPACES

NUMBER OF EXISTING PARKING SPACES = 14 TOTAL NUMBER PARKING SPACES INCLUDING NEW = 20 SPACES

10. ESTIMATED TRAFFIC GENERATION PER ITE TRIP GENERATION MANUALS: USE: RECREATIONAL COMMUNITY CENTER (LAND USE 495) COMMUNITY CENTER: 22.38 DAILY TRIPS PER 1000 SF GROSS

> $(13.230 \text{ SF } \times 22.38)/1000 = 296 \text{ TRIPS/DAY}$ CALCULATED TRIP GENERATION, EXIST. FACILITIES W/PROPOSED ADDITION

 $(15080 \text{ SF } \times 22.38)/1000 = 337.5 \text{ TRIPS/DAY}$ CALCULATED INCREASE = 41.5 TRIPS PER DAY

11. INFORMATION ON THESE DRAWINGS CONCERNING THE LOCATION AND ELEVATION OF EXISTING UTILITIES, STRUCTURES AND OBSTRUCTIONS HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THE

ACCURACY AND COMPLETENESS OF THIS INFORMATION ARE NOT GUARANTEED, HOWEVER, NOR DOES THE ENGINEER ACCEPT ANY RESPONSIBILITY WHATSOEVER FOR DEVIATIONS OF THE EXISTING UTILITIES, STRUCTURES, OTHER FACILITIES, AND OBSTRUCTIONS

FROM THE LOCATIONS AND ELEVATIONS INDICATED OR FOR THE EXISTENCE OF UTILITIES, STRUCTURES, OTHER FACILITIES, AND OBSTRUCTIONS NOT INDICATED ON THESE DRAWINGS. 12. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO ELIMINATE ANY POSSIBILITY OF ANY DISTURBANCE OF OR DAMAGE TO PUBLIC AND PRIVATELY—OWNED UTILITIES, STRUCTURES, OTHER FACILITIES, AND OBSTRUCTION RESULTING FROM HIS ACTIVITIES. TO THE END,

CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWN ALL MEASURES NECESSARY TO PROVIDE, AND SHALL BE \$ RESPONSIBLE FOR, TEMPORARY SUPPORT AND SHORING, A PROTECTION, AND MAINTENANCE OF CONTINUOUS OPERATION UNDERGROUND AND ABOVEGROUND WATER, SEWER, AND \$4 AND SERVICE LINES: PETROLEUM LINES: TELEPHONE, T ELECTRICAL LINES, CABLES, AND POLES; EQUIPMENT CABLES CONDUITS; STORM SEWERS: BUILDINGS: TANKS: FENCES: IAN OTHER UTILITIES, STRUCTURES, FACILITIES, AND OBSTRUCTION WHETHER OR NOT INDICATED ON THESE DRAWINGS. ALL OR DAMAGED UTILITIES, STRUCTURES, OTHER FACILITIES.

OBSTRUCTIONS SHALL BE IMMEDIATELY REPAIRED. REPLACED OR COMPENSATED FOR BY THE CONTRACTOR TO OWNER'S SATISFACTION, AND AT NO ADDITIONAL COST TO THE OWNER. 13. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FO CHARACTER AND ACTUAL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES, STRUCTURES, OTHER FACILITIES, AND BOBSTRUCTIONS

WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL, ATT NO ADDITIONAL COST TO THE OWNER, CONTACT THE OWNERS/OPERATORS OF ALL UTILITIES AND ARRANGE FOR THE VERIFICATION AND MARKING OF UTILITY LOCATIONS BY SAID OWNERS/OPERATORS. THE CONTRACTOR SHALL ASSIST THE UTILITY OWNERS/OPERATORS BY EVERY MEANS POSSIBLE TO DETERMINE THE LOCATION OF UTILITIES. THE CONTRACTO SHALL BEAR SOLE RESPONSIBILITY FOR ALL DISTURBANCE OF ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S FAILURE

TO ARRANGE FOR THE LOCATION OF UTILITIES BY THE OWNERS/ OPERATORS OF THE UTILITIES. CONTACT MISS UTILITY (800) 552-7001. 14. SITE CONDITIONS MAY NECESSITATE SLIGHT DEVIATIONS IN ALIGNMENT, GRADE, AND/OR LOCATION OF NEW FACILITIES FROM THE ALIGNMENT. GRADE, AND/OR LOCATION INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL CONSTRUCT THE NEW FACILITIES TO SUCH DEVIATIONS

AS DIRECTED BY THE ENGINEER WITHOUT INCREASE IN THE CONTRACT

15. THE CONTRACTOR SHALL MAINTAIN A CLEAR FLOW PATH TO AND THROUGH ALL SURFACE WATER AND STORM WATER DRAINAGE FACILITIES

16. THE CONTRACTOR SHALL GRADE, SEED, AND/OR SOD, AND MULCH THE

ENTIRE AREA(S) DISTURBED BY CONSTRUCTION ACTIVITIES. 17. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CURRENT STATE AND LOCAL BUILDING CODES.

CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION AREA
IN A MANNER ACCEPTABLE TO OWNER AND SHALL BE RESPONSIBLE FOR ECEIVED 18. CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION AREA

19. CONTRACTOR SHALL MAINTAIN LIMITS OF CONSTRUCTION WITHIN THE

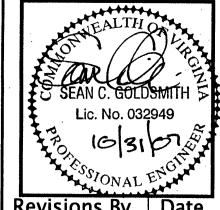
BOUNDARIES OF THE PROPERTY AS INDICATED ON THE SITE PLAN. JAN 29 2008 20. BOUNDARY & FIELD TOPOGRAPHY BY HSMM. CITY OF ROANOKE 21. PARKING LOT, LIGHTING SHALL NOT GLARE ONTO ADJOINING PROPERTABINING BUILDING AND DEVELOPMEN

OR RIGHT-OF-WAYS. GOVERNING MUNICIPALITY: BOYS & GIRLS CLUBS CITY OF ROANOKE DEVELOPMENT ASSISTANCE OF ROANOKE VALLEY INC 1714 9TH STREET S.E. 215 CHURCH AVE, SW ROANOKE, VA. 24011 ROANOKE, VA 24013

(540) 853-1090

ENGINEER:

ARCHITECT: PROVIDENCE ENGINEERING DP DESIGNS 819 NAFF RD. P.O. BOX 1182 BOONES MILL, VA 24065 SALEM, VA 2415 (540) 334-4294 (540) 387-4001





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Scale: NONE 9/18/07 SCG Design By: CAD By: Checked By: SCG

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