

SITE STATISTICS:

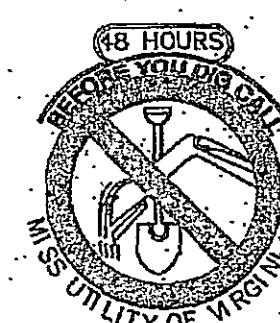
Tax Parcel Number: 2013012, Being Lot 1 (M.B. 1, PG. 2168)
Parcel Total Area: 0.363 Acres
Zone: RPUD, Residential Planned Unit Development District
Proposed Use: Education and Assembly Facility
Building Area:
Maximum Building Height:
Required Parking Spaces: 0
Proposed Parking Spaces: 0
Building Setbacks:
Front: 0
Side: 0
Rear: 0
Open Space:
Water: Western Virginia Water Authority
Sewer: Western Virginia Water Authority

SITE DEVELOPMENT PLANS FOR ROANOKE HIGHER EDUCATION CENTER CLAUDE MOORE EDUCATION COMPLEX CULINARY ARTS BUILDING CITY OF ROANOKE, VA

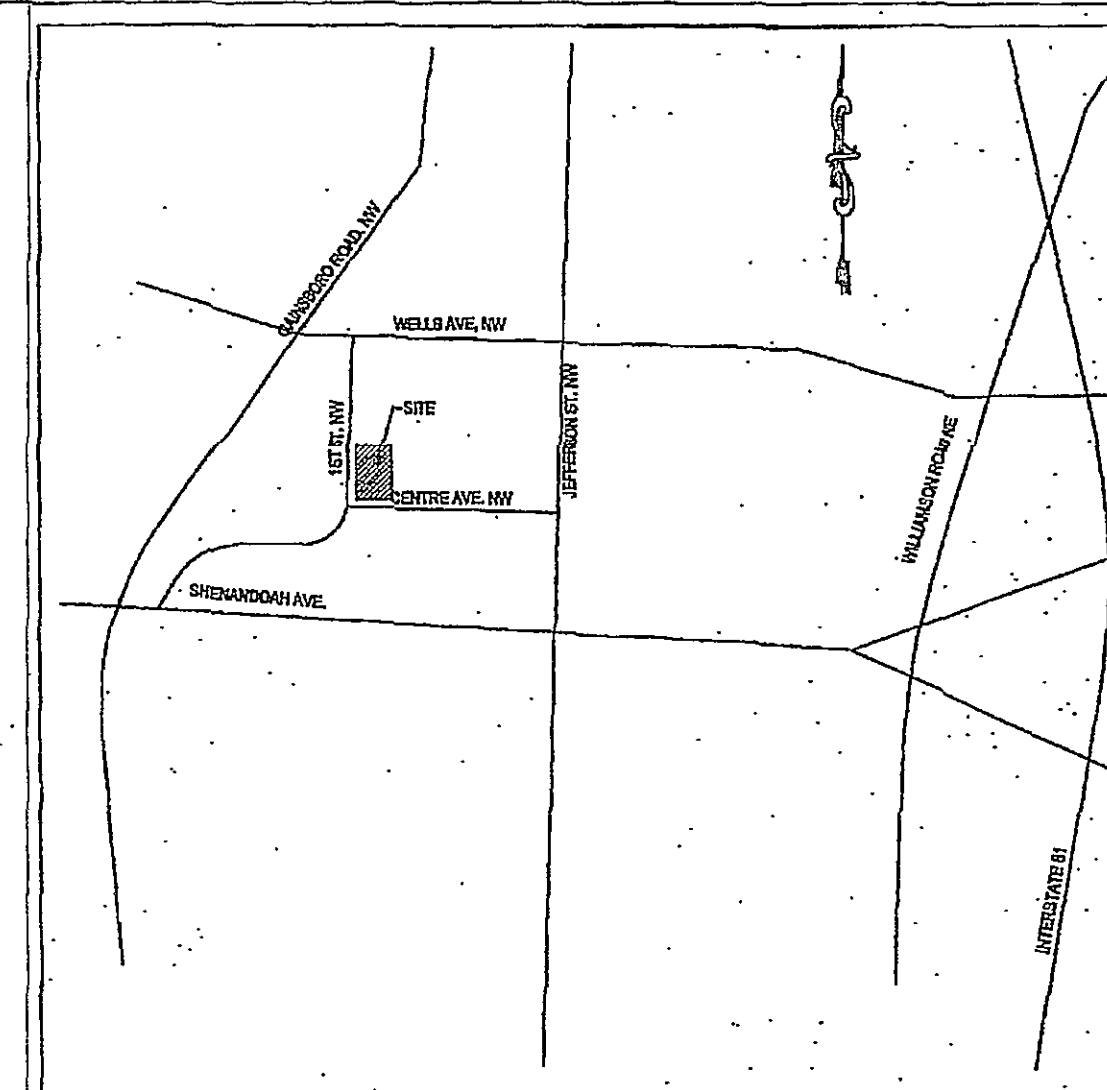
March 21, 2006

I, _____, IDENTIFY _____ AS
THE INDIVIDUAL IN CHARGE OF AND RESPONSIBLE FOR LAND
DISTURBING ACTIVITIES ASSOCIATED WITH THIS EROSION AND
SEDIMENT CONTROL PLAN. I HEREBY AGREE TO NOTIFY THE
PLANNING AND ENGINEERING DEPARTMENT IN WRITING SHOULD I
TRANSFER THE RESPONSIBILITY TO ANOTHER CERTIFIED INDIVIDUAL
BEFORE COMPLETION OF THE PROJECT AND THE RELEASE OF THE
EROSION AND SEDIMENT CONTROL SECURITY.

Miss Utility of Virginia
204 RIVERS BEND BOULEVARD
CHESTER, VIRGINIA 23831



BEFORE YOU DIG ANYWHERE IN
VIRGINIA CALL 1-800-562-7001
VA LAW REQUIRES 48 HOURS
NOTICE BEFORE YOU EXCAVATE.



VICINITY MAP

N.T.S.

OWNER'S STATEMENT:

CONTACT INFORMATION:

Engineer: PARKER DESIGN GROUP, PC
816 BOULEVARD
Salem, Virginia 24153
Phone: 540-387-1153
Fax: 540-389-5767
Contact: Clay Grogan, CLA

Surveyor: Lumsden Associates, PC
4654 Brambleton Avenue, SW
P.O. Box 20689
Roanoke, Virginia 24018
Phone: 540-774-4411

Owner/Developer: Henry Street Partners
108 N. Jefferson Street
Roanoke, Virginia 24016
Phone: 540-767-5007
Contact: Tom McKeon, Executive Director

SHEET INDEX:

C01 CIVIL COVER SHEET
C02 EXISTING CONDITIONS & RENOVATION PLAN
C03 LAYOUT & UTILITY PLAN
C04 EROSION & SEDIMENT CONTROL PLAN
L01 LANDSCAPE PLAN & DETAILS

LEGEND:

CONCRETE	YARD LIGHT (CUL)	EX. POWER POLE
ASPHALT PAVING	TYPICAL YARD IRRIGATION	EX. TELEPHONE
PAVEMENT REPLACEMENT	PROP. FIRE HYDRANT	EX. TELEPHONE PEDestal
GRAVEL	PROP. AIR RELEASE VALVE	EX. LIGHT POLE
PAVERS	PROP. GATE VALVE	BENCHMARK
WETLAND AREA	PROP. BLOW OFF VALVE	
SURVEYED PROPERTY LINE	PROP. TELEPHONE LINE	
PROPOSED PROPERTY LINE	PROP. GAS LINE	
CHC	SAN	PROP. SANITARY SEWER LINE
W	ESS	PROP. SYSTEM SEWER LINE
C	SS	PROP. CONTOURS
EXST. CENTERLINE OF ROAD	SS	EXST. 2' CONTOURS
EXST. STORM SEWER	SS	EXST. 10' CONTOURS
EXST. SANITARY SEWER	SS	PROP. SPOT ELEVATION
PROP. UNDERGROUND ELEC. LINE	SS	SILT FENCE
PROP. UNDERGROUND ELEC. SERVICE	SS	PROP. TREELINE
PROP. WATERLINE	SS	RESOURCE MANAGEMENT AREA BOUNDARY
PROP. AUDIO CABLE	SS	RESOURCE PROTECTION AREA BOUNDARY
EXST. TREELINE	SS	DITCH LINE
EXST. EDGE OF PAVEMENT	SS	

GENERAL NOTES:

- The minimum required density for all compacted shall be 95 percent of maximum dry density with a moisture content within ± 2 percent of the optimum. It is contractor's responsibility to verify compacted fill is suitable for building construction.
- It is the contractor's responsibility to meet compliance requirements with section 59.1-406, et seq. of the Code of Virginia (overhead high voltage lines safety act).
- The contractor shall be responsible for obtaining all necessary permits before beginning construction.
- All construction will be in accordance with City of Roanoke standards and specifications. Unless shown and specified otherwise, materials and methods shall be in accordance with VDOT Road and Bridge Standards latest edition.
- Contractor shall coordinate installation of permanent electrical service, telephone service, gas and cable TV. These utility lines shall be underground.
- Contractor shall be responsible for repair of any utilities damaged as a result of construction activities. Verify location of all existing utilities prior to beginning work.
- Owner responsible for obtaining permission for any offsite grading, erosion and sediment control measures, and construction.
- Distances and radii referred to are to the edge of pavement, unless otherwise noted.
- Rights-of-way, lot lines, and easements are dedicated on plots separate from these plans.
- All utilities shall be underground installation.
- All utilities will be visually inspected by the Western Virginia Water Authority's (WVWA) and/or City's Inspector prior to backfilling the trenches, including all utility crossings.
- Backflow preventers to be provided in accordance with the WVWA standards on all sprinkler system laterals. Site contractor shall coordinate with building contractor with regards to the location, if backflow preventers are not installed inside building mechanical room, they shall be installed outside prior to entering building.
- Utilities shown herein are based on available above ground structures (valves, manholes, etc.) and existing City of Roanoke mapping.
- All utilities to be maintained by the WVWA shall be within the dedicated rights-of-way or easements.
- A field review shall be made by the WVWA and/or City of Roanoke during construction to determine the adequacy of channels and ditches as constructed in accordance with the approved plan. In the event of scour and erosion, the Owner shall install additional measures as determined and required by the WVWA and/or City of Roanoke.
- The maximum candle value of all interior lighting shall fall within the building (not out through windows) and the maximum candle value for all exterior lighting shall fall within the property. Any luminaire within a distance of 2.5 times its mounting height from the property boundary shall have a shielding such that no light from the luminaire crosses the property boundary.
- Dumpster pads are provided for garbage collection.
- Proposed signage shall be permitted separately in accordance with the City of Roanoke regulations.
- The contractor or developer is required to notify the WVWA and/or the City in writing at least three (3) days prior to any construction, including, but not limited to the following:
 - A. Installation of approved erosion control devices
 - B. Clearing and grubbing
 - C. Subgrade excavation
 - D. Installing storm sewers or culverts
 - E. Placing gravel base
 - F. Placing any roadway surface
 - G. Installing water lines
 - H. Installing sanitary sewer lines
- A pre-construction conference should be scheduled with the WVWA and the City, to be held at least 48 hrs prior to any construction.
- Measures to control erosion and siltation must be provided prior to plan approval. Plan approval in no way relieves the developer or contractor of the responsibilities contained within the erosion and siltation control policies.
- An approved set of plans and all permits must be available at the construction site.
- Field construction shall honor proposed drainage divides as shown on plans.
- All unsuitable material shall be removed from the construction limits of the roadway before placing embankment.
- Pavement sections on approved plans are based on a minimum CBR of 5. CBR tests are to be completed and submitted to VDOT, and to the City of Roanoke Engineering Department prior to placement. CBR values < 5 will require revised pavement sections. Standard street and traffic control signs shall be erected at each intersection by the developer prior to final street acceptance.
- Divert construction, demolition and land clearing debris from landfill disposal. Recycle and/or salvage no less than 50% of all construction, demolition and land clearing waste. Advise by the construction waste management plan that identifies proposed deconstruction and salvage opportunities, on-site processing and reuse opportunities, recommended recycling activities, licensed haulers and processors of recyclables, and potential markets for salvaged materials.
- It is the contractor's responsibility to insure that the streets are in a clean, mud and dust free condition at all times.
- The developer, and/or contractor shall supply all utility companies with copies of approved plans, advising them that all grading and installation shall conform to approved plans.
- Contractors shall notify utilities of proposed construction at least two (2), but not more than ten (10) working days in advance. Area public utilities may be notified thru "Miss Utility": 1-800-562-7001.
- The developer or contractor shall supply the City of Roanoke with correct As-Built plans before final acceptance.
- Field corrections shall be approved by the City of Roanoke Engineering Department prior to such construction.
- 100 year floodway and floodplain information shall be shown where applicable.
- Grade stakes shall be set for all curb and gutter, culvert, sanitary sewer and storm sewer.

SmithLewis
ARCHITECTURE

18 W. Kirk Avenue SW
Roanoke, VA 24011
540 343 6500
540 343 2003

STANGL
ENGINEERING

300 W Main Street, Suite 302
Charlottesville, VA 22903
434 295 0105
434 298 6567

MANN & ASSOCIATES, INC.

3515 Main Street
Roanoke, Virginia 24011
Voice: 540 343 1533
Fax: 540 343 1235



PARKER DESIGN GROUP, PC
ENGINEER, ARCHITECT, SURVEYOR

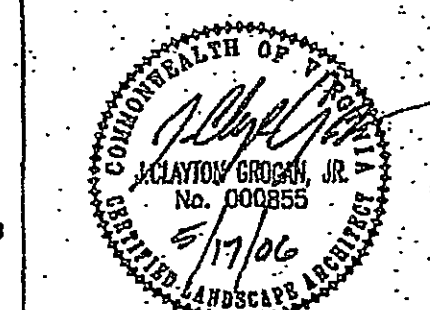
816 Boulevard
Salem, Virginia 24153
Phone: 540 387 1153
Fax: 540 389 5767

RMS
RMS ENGINEERING LLC

1200 West 10th Street
Salem, Virginia 24153
(540) 387-1153 (cell)
(540) 387-1153 (fax)

DAY & KINDER
CONSULTING
ENGINEERS, PLLC

P.O. BOX 20187
3239 ELECTRIC ROAD, BUILDING C
ROANOKE, VIRGINIA 24018
PHONE: 540 774-5706
FAX: 540 772-5266
COMB. NO. 65-062



FINAL CONSTRUCTION
DOCUMENTS

Claude Moore
Education Complex
First Street
Roanoke, VA 24011

CIVIL COVER SHEET

PROJECT NUMBER: 051011
DESIGNED: CS-17-05
DRAWN BY: JCB
CHECKED BY: GL
FILE NAME: DGP-PC-050002-0

C01