

1. OWNER/DEVELOPER: COUNTY SCHOOL BOARD OF ROANOKE CO
5937 COVE ROAD, NW
ROANOKE, VIRGINIA 24019

TAX PARCEL NUMBERS: 077.15-01-18.00-0000 EXISTING ZONING DISTRICT: R1

LEGAL REFERENCE: DEED 007220011

2. AREAS:

TOTAL PROJECT/PARCEL AREA:	14.3 AC
PERCENT IMPERVIOUS:	4.04 AC. (28.2%)

3. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM PLATS AND/OR DEEDS OF RECORD AND DOES NOT PURPORT TO REPRESENT AN ACTUAL SURVEY. TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS BASED ON AERIAL MAPPIING PROVIDED BY ROANOKE COUNTY AND ACTUAL FIELD SURVEYS BY ANDERSON AND ASSOCIATES AND GAY AND NEEL, INC. IN 2008 AND 2009.

4. PARKING SPACES SHALL BE DELINEATED BY 4" STRIPING.

5. DISTANCES AND RADII REFERRED TO ARE TO THE EDGE OF PAVEMENT, OR FACE OF CURB, UNLESS OTHERWISE NOTED.

6. ALL SIDEWALKS ARE TO BE FLUSH WITH ADJACENT GRADES, UNLESS OTHERWISE NOTED.

7. CONTRACTOR SHALL VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS, PRIOR TO STAKING BUILDING.

8. CONTRACTOR SHALL CALL "MISS UTILITY" AT 1-800-552-7001 AT LEAST 48 HOURS PRIOR TO ANY EARTHWORK BEGINNING. ACCURACY OF UTILITY MARKS AS SHOWN HEREON ARE ±2 FEET HORIZONTALLY FROM THE ACTUAL LOCATION OF THE BURIED UTILITY.

9. A PRE-CONSTRUCTION MEETING WITH ROANOKE COUNTY, AND VDOT WILL BE HELD PRIOR TO THE START OF CONSTRUCTION.

10. 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).

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS BEFORE BEGINNING CONSTRUCTION. IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN A STORMWATER POLLUTION PREVENTION PLAN AND REGISTER UNDER THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION'S GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION SITES.

12. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH ROANOKE COUNTY, WESTERN VIRGINIA WATER AUTHORITY, AND VDOT STANDARDS AND SPECIFICATIONS.

13. UNLESS SHOWN OR SPECIFIED OTHERWISE, METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE STANDARDS LATEST EDITION, AND VDOT ROAD AND BRIDGE SPECIFICATIONS, LATEST EDITION.

14. CONTRACTOR SHALL COORDINATE INSTALLATION OF PERMANENT ELECTRICAL SERVICE, TELEPHONE SERVICE, GAS SERVICE AND CABLE TV.

15. WATER METER, METER BOX, TAP INTO EXISTING WATERLINE AND TAP INTO EXISTING SEWER LINE SHALL BE DONE BY WESTERN VIRGINIA WATER AUTHORITY PERSONNEL AT OWNER'S EXPENSE. CONTRACTOR SHALL COORDINATE INSTALLATIONS AND REQUIRED LOCATIONS.

16. ALL UTILITIES WILL BE VISUALLY INSPECTED BY THE WESTERN VIRGINIA WATER AUTHORITY INSPECTOR PRIOR TO BACKFILLING THE TRENCHES, INCLUDING ALL UTILITY CROSSINGS.

17. ALL UTILITIES TO BE MAINTAINED BY THE WESTERN VIRGINIA WATER AUTHORITY SHALL BE WITHIN DEDICATED RIGHTS-OF-WAY OR EASEMENTS.

18. BACKFLOW PREVENTORS TO BE PROVIDED BY THE OWNER AS REQUIRED BY WESTERN VIRGINIA WATER AUTHORITY CROSS-CONNECTION PROGRAM.

19. 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.

20. STREET LIGHTS SHALL BE BILLED ON SEPARATE ACCOUNTS BASED ON THE TYPE OF LIGHT INSTALLED. NO METER SHALL BE INSTALLED.

21. ALL UTILITIES SHALL BE UNDERGROUND INSTALLATION.

GAY AND NEEL, INC.
CIVIL ENGINEERING
LAND PLANNING
SURVEYING

328 Mountain Avenue S.W.
Roanoke, Virginia 24016
Phone: (540) 345-1110 Fax: (540) 345-5560
Email: info@gayandneel.com

SITE ZONING	R1
PROPOSED USE	EDUCATIONAL FACILITIES, PRI
TAX MAP #	077.15-01-18.00-0000
MINIMUM LOT SIZE	7200 SQ FT
ACTUAL LOT SIZE	14.3 ACRES
SETBACK REQUIREMENTS:	
FRONT	30'
SIDE	10'
REAR	25'
MINIMUM FRONTAGE REQUIRED	60'
MAXIMUM LOT COVERAGE PERCENTAGE	50%
ACTUAL LOT COVERAGE PERCENTAGE	28%
MAXIMUM BUILDING COVERAGE PERCENTAGE	30%
ACTUAL BUILDING COVERAGE PERCENTAGE	55290 SF (9%)
BUILDING HEIGHT REQUIRED	<45'
BUILDING HEIGHT PROPOSED	<45'
PARKING FORMULA	SEE CHART ON SHEET C2-01
REQUIRED BUFFER TYPE	N/A
CROWN COVERAGE %	SEE NOTE SHEET C6-01

1. ALL TREE AND GROUND COVER PLANTING, SEEDING OR GRASSES, AND TREE STAKING SHALL BE IN ACCORDANCE WITH THE STANDARDIZED LANDSCAPE SPECIFICATIONS AS JOINTLY ADOPTED BY THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA NURSERYMEN'S ASSOCIATION.
2. ALL SEEDING AND PLANTING SHALL BE DONE BETWEEN AUGUST 15 AND OCTOBER 15, OR ALTERNATIVELY BETWEEN MARCH 15 AND MAY 1. SEEDING OR PLANTING AT OTHER DATES WILL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND MAY REQUIRE SPECIAL PROCEDURES.
3. ALL DISTURBED AREAS NOT OTHERWISE TREATED, ARE TO BE CUT TURF OR SEEDED AS SPECIFIED.
4. ALL TREE AND GROUND COVER PLANTING, SEEDING OR GRASSES, AND TREE STAKING SHALL BE IN ACCORDANCE WITH THE STANDARDIZED LANDSCAPE SPECIFICATIONS AS JOINTLY ADOPTED BY THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA NURSERYMEN'S ASSOCIATION.
5. HANDLING AND STORAGE OF ALL PLANT MATERIALS ON THE CONSTRUCTION SITE SHALL BE CONDUCTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK AND THE ABOVE CITED SPECIFICATIONS.
6. TREES DEPICTED HEREON ARE SHOWN WITH 20-YEAR CANOPY SPREAD.
7. ALL TREE ISLANDS AND PLANTING STRIPS INTERIOR TO THE PARKING LOTS SHALL BE EDGED BY CURB UNLESS OTHERWISE NOTED.
8. DESIGNATED AREA TO BE SEEDED WITH A LOW MAINTENANCE SLOPE MIXTURE CONSISTING OF AND APPLIED AT THE FOLLOWING RATE PER ACRE:
 - KENTUCKY 31 FESCUE 108 LBS
 - RED TOP GRASS 2 LBS
 - SEASONAL WINTER CROP 20 LBS
 - CROWNWEET (INOCULATED) 20 LBS

	PROPERTY LINE		TELE PED
	EXISTING 1" CONTOURS		EXISTING GAS VALVE
	PROPOSED 1" CONTOURS		EXISTING GAS METER
	EXISTING SPOT ELEVATION		EXISTING LIGHT POLE
	PROPOSED SPOT ELEVATION		EXISTING WELL
	PROPOSED TOP CURB ELEVATION		DRILL HOLE
	PROPOSED BOTTOM CURB ELEVATION		EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER		PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER		EXISTING WATER VALVE
	EXISTING WATERLINE		PROPOSED WATER VALVE
	PROPOSED WATERLINE		EXISTING WATER METER
	EXISTING STORM DRAIN		PROPOSED WATER METER
	PROPOSED STORM DRAIN		EXISTING SEWER CLEANOUT
	EXISTING EDGE OF PAVEMENT		PROPOSED SEWER CLEANOUT
	PROPOSED PAVEMENT		EXISTING SEWER MANHOLE
	PROPOSED GRAVEL		PROPOSED SEWER MANHOLE
	PROPOSED CONCRETE/SIDEWALK		EXISTING SHRUB
	EXISTING BUILDING		EXISTING TREE
	PROPOSED BUILDING		PROPOSED TREE
	EXISTING OVERHEAD ELECTRIC		EXISTING SIGN
	EXISTING BURIED ELECTRIC		PROPOSED SIGN
	EXISTING BURIED CABLE TV LINE		BORE HOLE/TEST PIT
	EXISTING GAS LINE		IRON ROD FOUND
	EXISTING BURIED TELEPHONE LINE		IRON ROD SET
	EXISTING FENCE LINE		PROPERTY CORNER
	EXISTING TREELINE		FENCE POST
	BENCHMARK LOCATION		TO BE REMOVED
	EXISTING UTILITY POLE		
	EXISTING GUY WIRE		

Q	AT	LB	POINT
A/C	AIR CONDITIONER	MB	METER
AC	ACRES	M.B.L.	MINIMUM BUILDING LINE
AD	ALTER	M.B.	MASTER
APPROX.	APPROXIMATE	MAX.	MAXIMUM
AVG.	AVERAGE	MB	MAIL BOX
B.M.	BENCHMARK	MH	MANHOLE
BC	BOTTOM OF CURB	MI	MILE
BLVD.	BOULEVARD	MIN	MINIMUM
BSMT	BASEMENT	MON	MONUMENT
BW	BOTTOM OF WALL	MTL	METAL
C.F.	CUBIC FEET	N.C.	NOT IN CONTRACT
C.I.	CURB INLET	N/S	NORFOLK & SOUTHERN
C.M.U.	CONCRETE MASONRY UNIT	N.T.S.	NOT TO SCALE
C.V.	CHECK VALVE	N/F	NOW OR FORMERLY
C.Y.	CUBIC YARD	NBL	NORTHBOUND LANE
CAL	CALIF.	NO.	NUMBER
CATV	CABLE TELEVISION	NRV	NEW RIVER VALLEY
CHD	CHORD	O.D.	OUTSIDE DIAMETER
CMF	CORRUGATED METAL PIPE	O.F.C.H.	OWNER FURNISHED CONTRACTOR INSTALLED
CO	CLEAR OUT	OH	OVERHEAD
CO	COUNTY	OH	OVERHEAD
CONC.	CONCRETE	P.B.	PLAT BOOK
CRK	CREEK	P.U.	PUBLIC UTILITY
D.B.	DEED BOOK	P. & D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT	P.E.	PUBLIC UTILITY EASEMENT
D.I.	DROP INLET	PE	POLYETHYLENE
D.I.P.	DUCTILE IRON PIPE	P.F.	PEDESTAL
D.S.	DOWN SPOUT	PAGE	PAGE
DECID.	DECIDUOUS	PROP.	PROPOSED
DEG.	DEGREES	PSI	POUNDS PER SQUARE INCH
DET.	DETAIL	PVC	POLYVINYLCHLORIDE
DFC	DRAIN/LEAK CORNER	PWMT	PAVEMENT
D	DROP INLET	R	RADIUS
DIA.	DIAMETER	R.R.	RAILROAD
DIST.	DISTRICT	R/W	RIGHT-OF-WAY
DR	DRIVE	RCP	REINFORCED CONCRETE PIPE
DWG	DRAWING	R.D.	ROAD
E.G.	EDGE OF GRAVEL	REF.	REFERENCE
E.C.	EDGE OF PAVEMENT	REQ'D	REQUIRED
E.A.	EACH	REV.	REVISION
EBL	EASTBOUND LANE	RT	ROUTE
ELEV.	ELEVATION	RTE.	RAILWAY
EW	EDGE OF WATER	S.D.	STORM DRAIN
ESMT.	EASEMENT	SDH	STORM DRAIN SQUARE
EVG.	EVERGREEN	S.F.	SCHEDULE
EXIST.	EXISTING	SOB	SOUTHBOUND LANE
EXT.	EXTENSION	SCH	SCHEDULE
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY	SH	SHEET
F.H.	FIRE HYDRANT	SPEC.	SPECIFICATION
F.I.R.M.	FLOOD INSURANCE RATE MAP	SEP	SEPTIC TANK
F/L	FLOW LINE	SSEW	SANITARY SEWER
FF	FINISH FLOOR	SOBH	SANITARY SEWER MANHOLE
FND	FOUND	ST	STREET
FR	FRAME	ST.	STATION
FEET	FEET	STD.	STANDARD
G.M.	GAS METER	STA.	STATION
G.V.	GATE VALVE	SWME	STORMWATER MANAGEMENT EASEMENT
GNI	GAY AND NEEL, INC.	SWMF	STORMWATER MANAGEMENT FACILITY
QPM	GALLONS PER MINUTE	T	TOP OF CURB/CONCRETE
GRAV.	GRAVEL	T	TERRA COTTA PIPE
GRD	GROUND	TEL	TELEPHONE
HP	HIGH POINT	TB	TOP OF BANK
H.U.D.	HOUSING AND URBAN DEVELOPMENT	TOP	TOP OF CURB
H/C	HANDICAPPED	TV	TOP OF WALL
HCR	HANDICAPPED RAMP	TYP.	TYPICAL
HDPE	HIGH DENSITY POLYETHYLENE PIPE	U.G.	UNDERGROUND
HR	HANDRAIL	U.P.	UTILITY POLE
HW	HEADWALL	UNITED	UNITED STATES
HYD.	HYDRANT	VA	VIRGINIA
I.D.	INSIDE DIAMETER	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
IN.	INCH	VESSH	VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK
INST.	INSTRUMENT	W.B.	WELL BOOK
INT.	INTERSECTION	W.F.F.	WELDED IRON FABRIC
INV.	INVERT	W/	WITH
INVT	INVERT	WM	WESTBOUND LANE
Invvut	INVERT OUT	WM	WATER METER
L.F.	LINEAR FOOT	WNK	WATER TANK
L.P.	LIGHT PIPE	WV	WATER VALVE
L.P.	LOW POINT	WV	WV
L.S.	LANDSCAPE	WV	WV

I, _____, IDENTIFY _____, (CERT/REG No _____)
AS THE INDIVIDUAL IN CHARGE OF AND RESPONSIBLE FOR LAND DISTURBING ACTIVITIES
ASSOCIATED WITH THIS EROSION AND SEDIMENT CONTROL PLAN. I AGREE TO NOTIFY THE
ROANOKE COUNTY ENGINEER IN WRITING SHOULD I TRANSFER THIS RESPONSIBILITY TO
ANOTHER CERTIFIED INDIVIDUAL BEFORE THE COMPLETION OF THIS PROJECT AND THE
RELEASE OF THE EROSION AND SEDIMENT CONTROL BOND.

I, _____ HEREBY ACKNOWLEDGE THE SITE IMPROVEMENTS IMPOSED BY THIS PLAN AND THE ROANOKE COUNTY CODE. I HEREBY AGREE TO DEVELOP THE SUBJECT PROPERTY IN COMPLIANCE WITH THIS PLAN AND SUBMIT ANY PLAN REVISION TO THE ROANOKE COUNTY FOR APPROVAL. I AGREE TO POST ALL REQUIRED BONDS WITH THE COUNTY FOR THIS DEVELOPMENT AND ACKNOWLEDGE ALL IMPROVEMENTS MUST BE COMPLETED TO THE COUNTY'S SATISFACTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

Onyiah
OWNER/DEVELOPER DATE

DATE	05/31/2009
PROJECT	08142-02
DESIGNED	BLM
DRAWN	LHS
CHECKED	TWK



RRMM
ARCHITECTS, PC
28 West Church Ave.
Roanoke, VA 24011
(540)344-1212 / fax (540)344-1321

COMMONWEALTH OF VIRGINIA
TREVOR M. KIMZEY
Lic. No. 036345
8-6-09
PROFESSIONAL ENGINEER

PROJECT GREEN VALLEY ELEMENTARY SCHOOL 2009 RENOVATIONS & ADDITIONS
ROANOKE COUNTY PUBLIC SCHOOLS
3033 OVERDALE RD
ROANOKE, VA
DRAWING
GNI COVERSHEET AND GENERAL NOTES
VIRGINIA DEPARTMENT OF EDUCATION, 08-6007

GNI JN	2053.0
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C0-02

DRAWING

ROANOKE, VA

GNI COVERSHEET AND GENERAL NOTES