

# SITE PLAN SHEET INDEX

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APPROVALS: AGENT TO THE PLANNING COMMISSION DATE

CITY ENGINEER DATE

## SITE DATA

OWNER/DEVELOPER: HONEYTREE EARLY LEARNING CENTERS  
 P.O. BOX 1034  
 ROANOKE, VIRGINIA 24005

DEVELOPER: J.M. TURNER & CO., INC.  
 P.O. BOX 1034  
 130 CHURCH AVENUE, S.W.  
 ROANOKE, VIRGINIA 24009  
 (540) 342-6749 TEL.  
 (540) 342-6031 FAX

ARCHITECT: HUGHES ASSOCIATES ARCHITECTS, P.C.  
 656 ELM AVENUE, S.W.  
 P.O. BOX 1034  
 ROANOKE, VIRGINIA 24005  
 (540) 342-4002 TEL.  
 (540) 342-2060 FAX

ADDRESS: 1824 JEFFERSON STREET, SE

OFFICIAL TAX NO(s): 4040506

ZONING: INPUD

SITE AREA: NEW AREA = .909 ACRES

DISTURBED AREA: 1.03 ACRES

EXISTING USE: WAS AN INDUSTRIAL BUILDING NOW VACANT LAND

PROPOSED USE: 1-STORY CHILD CARE CENTER

ESTIMATED # OF CHILDREN = 180

ESTIMATED # OF STAFF = 30

OUTDOOR PLAY AREA: 100 SF. OF PLAY AREA REQUIRED/CHILD

PLAY AREA = 13,300 SF.

MAX. # OF CHILDREN ALLOWED ON PLAY AREA AT SAME TIME = 13,300 SF./100 = 133

FLOOD NOTE: THE PROPERTY DOES LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0040 D, MAP NUMBER 510100040 D, DATED OCTOBER 15, 1993, ZONE "AE". THE BASE 100 YEAR FLOOD ELEVATION OF THE PROPERTY IS APPROXIMATELY 934.60 AS INDICATED ON A FLOOD ELEVATION CERTIFICATE DATED FEBRUARY 19, 2001, AS PREPARED BY LUMSDEN ASSOCIATES, P.C.

THIS PROPERTY IS LOCATED WITHIN THE CAMPUS & INSTITUTIONAL DISTRICT OF THE SOUTH JEFFERSON REDEVELOPMENT AREA. SPECIFIC DESIGN GUIDELINES PERTAINING TO THIS DISTRICT ARE TO BE FOLLOWED. THIS PLAN IS REQUIRED TO BE APPROVED BY THE ROANOKE REDEVELOPMENT HOUSING AUTHORITY.

CAMPUS AND INSTITUTIONAL DISTRICT GUIDELINES:

BUILDING SETBACK: REQUIRED - FROM MAJOR STREET = 70'-100'

PROVIDED - FROM MINOR STREET = 20' MINIMUM

PROVIDED - FROM STREET = 84.50'

BUILDING HEIGHT: MAXIMUM = 70'

PROVIDED - +/- 26'

SURFACE LOT SHADING REQUIREMENTS: REQUIRED - 75% OF ALL SURFACE PARKING MUST BE SHADED

REQUIRED SHADING - 4,956 SF. x 75% = 3,717 SF.

PROVIDED - 4,000 SF.

PARKING PROVIDE - REGULAR SPACES = 15

HANDICAP SPACES = 1

TOTAL SPACES = 16

## 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

QTY INSPECTIONS: To insure the coordination of timely and proper inspections, a preconstruction conference shall be initiated by the Contractor with the City Planning Department. Call 540-853-1446 or 853-1325 (Tom Tassell) to arrange a conference at least three (3) days prior to anticipated 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 the construction entrance shall be determined by the City plan inspector.

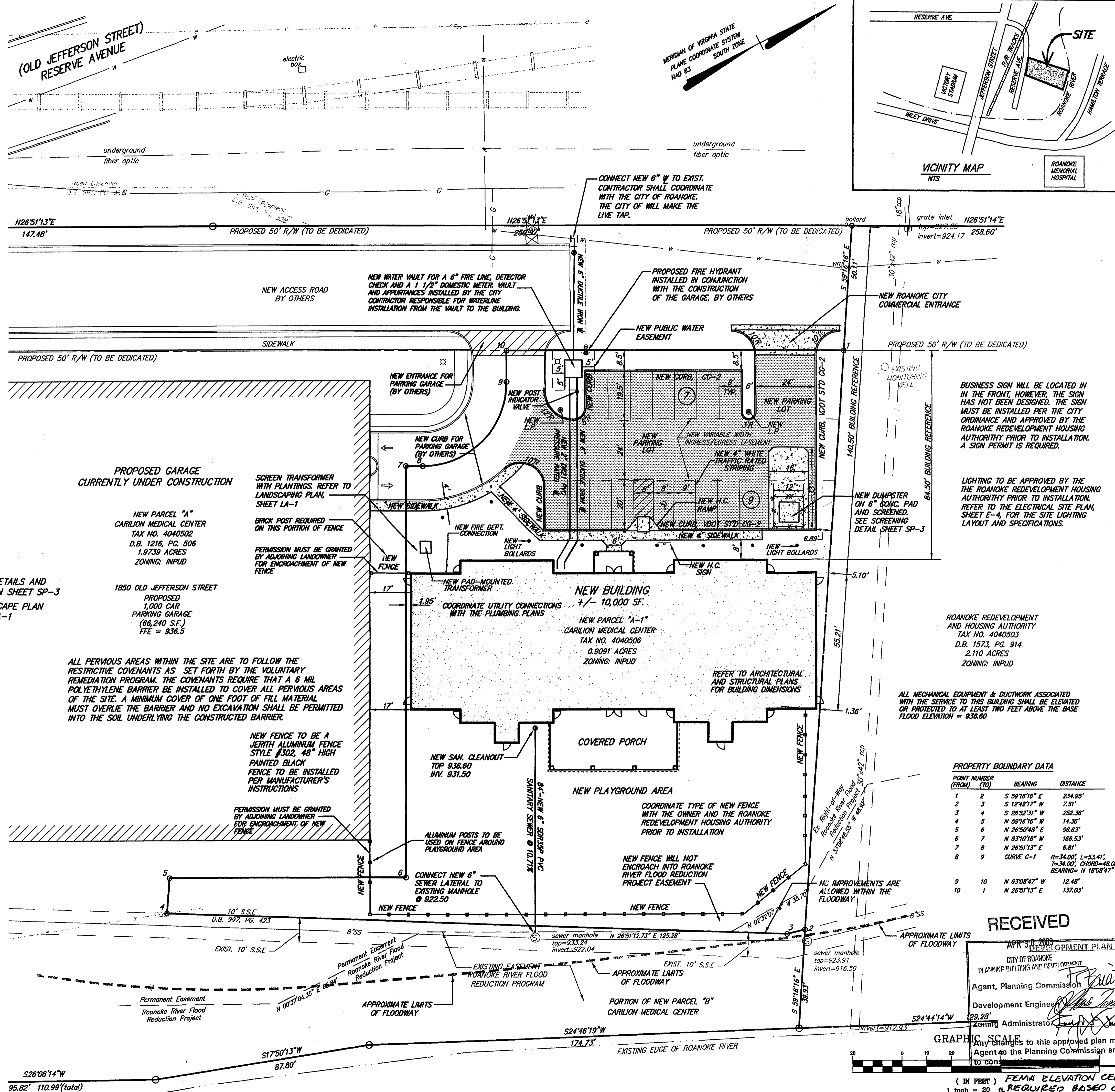
STREETS TO REMAIN CLEAN: It shall be the responsibility of the Contractor to insure that the public street adjacent to the construction entrance remains free of mud, dirt, dust, and/or any type of construction materials or litter at all times.

BARRICADES/DITCHES: The Contractor shall maintain the integrity of all excavated ditches and shall furnish and insure that all barricades proper and necessary for 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 the construction design as shown on the officially approved plans shall be approved by the City Engineer prior to said changes or variation prior to the changes being made.

FINAL ACCEPTANCE/CITY: The Developer or Contractor shall furnish the City of Roanoke Engineering Department with a final correct set of AS-Built Plans prior to final acceptance by the City.



DATE: MAR. 20, 2003  
 REVISIONS:  
 1 APRIL 21, 2003  
 2  
 3  
 4

**HUGHES ASSOCIATES ARCHITECTS**  
 Architecture • Planning • Consulting

656 ELM AVENUE, S.W.  
 P.O. BOX 1034  
 ROANOKE, VIRGINIA 24005-1034

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 FAX (540) 342-2060

**HONEYTREE EARLY LEARNING CENTERS**  
 NEW FACILITY  
 JEFFERSON STREET  
 ROANOKE CITY, VIRGINIA

SITE COVER SHEET, LAYOUT & UTILITY PLAN

POINT NUMBER (FROM)	BEARING	DISTANCE
1	S 59°16'18" E	234.95'
2	S 12°42'17" W	7.51'
3	S 28°32'31" W	252.36'
4	S 59°16'18" W	14.36'
5	N 26°50'48" E	96.63'
6	N 63°10'18" W	166.53'
7	N 26°51'13" E	6.81'
8	CURVE C-1	R=34.00', L=53.41', T=34.00', CHORD=48.08', BEARING= N 18°08'47" W
9	N 63°08'47" W	12.48'
10	N 26°51'13" E	137.05'

RECEIVED

APR 30 2003  
 CITY OF ROANOKE  
 PLANNING BUILDING AND DEVELOPMENT  
 Agent, Planning Commission  
 Development Engineer  
 Zoning Administrator

GRAPHIC SCALE  
 1 inch = 20 ft  
 FEMTA ELEVATION CERTIFICATE  
 1 inch = 20 ft REQUIRED BASED ON  
 AS BUILT ELEVATIONS