

SITE DATA

OWNER/DEVELOPER: CARILION HEALTH SYSTEMS
CARILION PROJECT MANAGEMENT
CONTACT: MR. JOHN CHRISTODOULIDES
DIRECTOR, PROJECT MANAGEMENT
435 MACLACHLAN
ROANOKE, VIRGINIA 24014
(540) 881-7024 TEL.
(540) 881-7408 FAX

ARCHITECT: HUGHES ASSOCIATES ARCHITECTS, P.C.
656 ELM AVENUE, S.W.
BOX 1034
ROANOKE, VIRGINIA 24018
(540) 342-4002 TEL.
(540) 342-2080 FAX

OFFICIAL TAX No(s): 4021408, 409, 501, 502

ZONING: C-1
PORTION OF HIGHLAND AVE. VACATED PER ORD. 34460-100499, OCT. 4, 1998

MOOREAGE: (TOTAL DEVELOPED): 0.78 +/- acres
(DISTURBED): 0.68 +/- acres

USE: PEDESTRIAN WALKWAY &
ADDITIONAL PARKING FOR
CARILION MEDICAL OFFICE BUILDINGS

PARKING:
EXISTING: 56 SPACES
PROPOSED: 78 SPACES

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 preconstruction conference shall be initiated by the Contractor with the City Planning Department, Cell 540-553-1446 (Don Corne) or 553-1325 (Tom Tassone) 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 Official) 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.

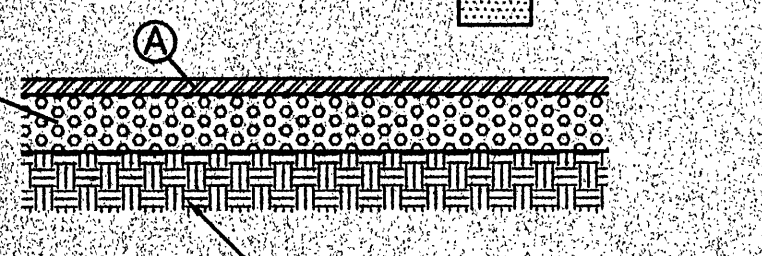
BARRICADES/DITCHES: The Contractor shall maintain the integrity of all excavated ditches and shall furnish and insure that all barricades proper and necessary for the public are in place.

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.

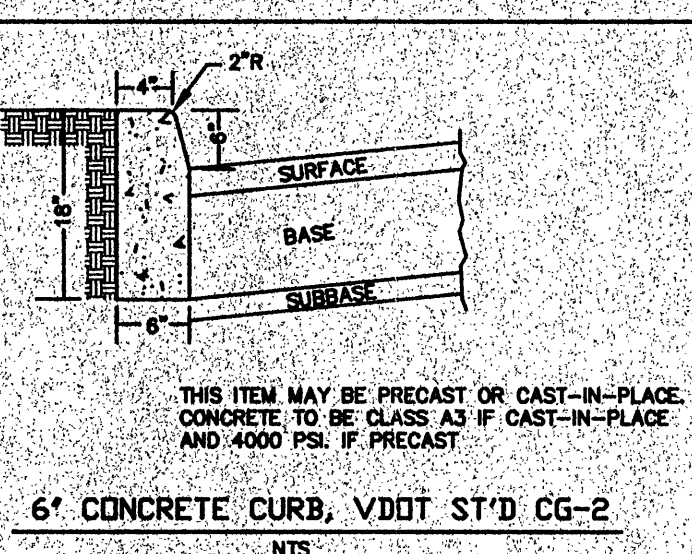
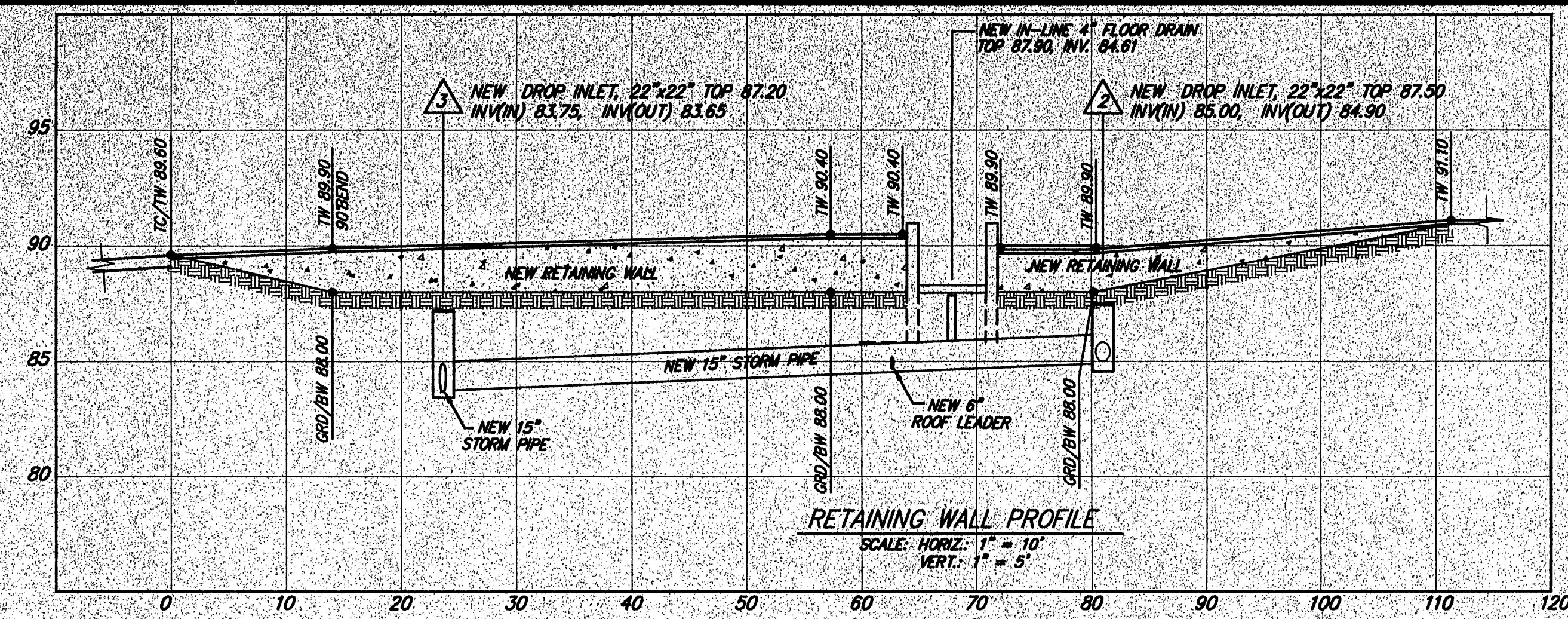
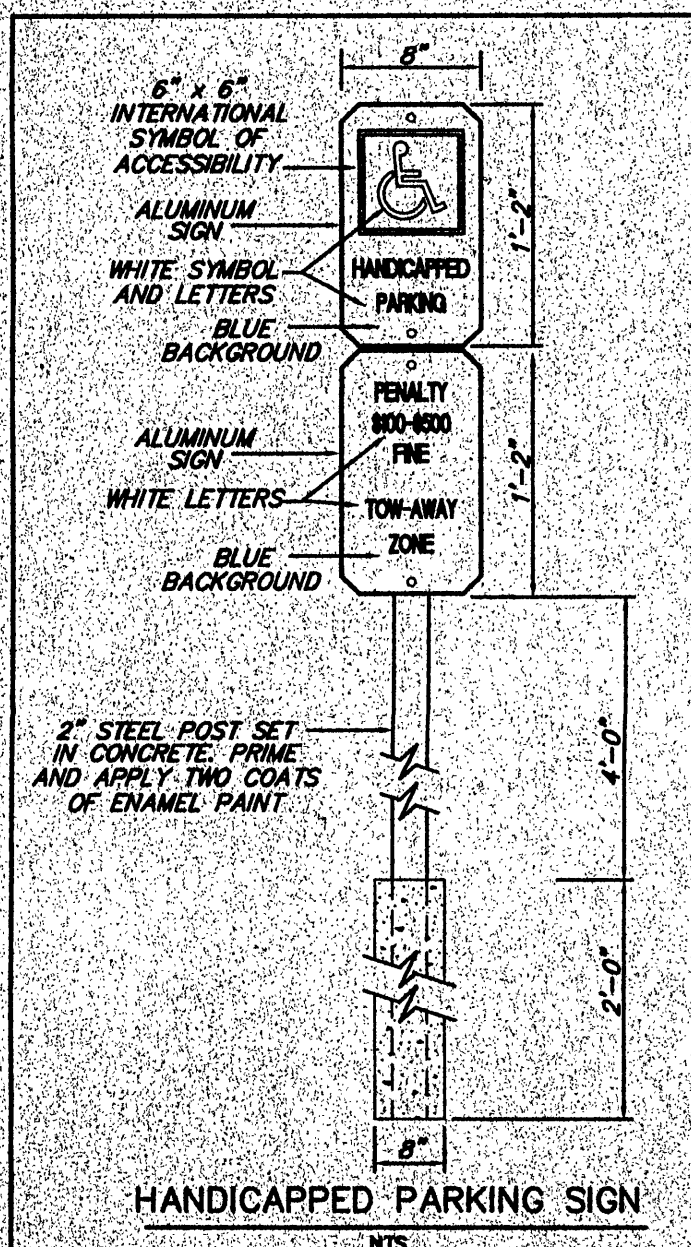
APPROVED PLANS/CONSTRUCTION CHANGES: Any change or variation from the construction design as shown on the officially approved plans shall be approved by the City Engineer prior to said change or variation prior to the changes being made.

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.

PAVEMENT DESIGNATION =



PAVEMENT SECTION HAS BEEN DESIGNED WITHOUT THE BENEFIT OF A SOILS REPORT. DESIGN IS BASED ON A CBR VALUE OF 10.



GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION & SEDIMENT CONTROL MEASURES SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
2. THE APPROVING AUTHORITY MAY ADD, TO, DELETE, RELOCATE, CHANGE, OR OTHERWISE MODIFY CERTAIN EROSION AND SEDIMENT CONTROL MEASURES WHERE FIELD CONDITIONS ARE ENCOUNTERED THAT WARRANT SUCH MODIFICATIONS.
3. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE PLAN SHALL BE PLACED IN ADVANCE OF THE WORK BEING PERFORMED, AS FAR AS PRACTICAL.
4. IN NO CASE DURING CONSTRUCTION SHALL WATER RUNOFF BE DIVERTED OR ALLOWED TO FLOW TO LOCATIONS WHERE ADEQUATE PROTECTION HAS NOT BEEN PROVIDED.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LEAVE THE SITE ADEQUATELY PROTECTED AGAINST EROSION, SEDIMENTATION, OR ANY DAMAGE TO ANY ADJACENT PROPERTY AT THE END OF EACH DAY'S WORK.
6. FOR THE EROSION CONTROL KEY SYMBOLS SHOWN ON THE PLANS, REFER TO THE VIRGINIA UNIFORM EROSION AND SEDIMENT CONTROL PRACTICES CONTAINED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.

NO.	TITLE	KEY	SYMBOL
3.07	STORM DRAIN INLET PROTECTION	IP	
3.32	PERMANENT SEEDING	PS	

PERMANENT SEEDING MIXTURE

TYPE A
15 OCTOBER TO 1 FEBRUARY
K-31 FESCUE @ 5 LB / 1000 SF
PERENNIAL RYEGRASS @ 1/2 LB / 1000 SF
RED TOP @ 1/8 LB / 1000 SF

1 FEBRUARY TO 1 JUNE
K-31 FESCUE @ 5 LB / 1000 SF
PERENNIAL RYEGRASS @ 1/2 LB / 1000 SF
RED TOP @ 1/8 LB / 1000 SF

1 JUNE TO 1 SEPTEMBER
K-31 FESCUE @ 5 LB / 1000 SF
PERENNIAL RYEGRASS @ 1/2 LB / 1000 SF
RED TOP @ 1/8 LB / 1000 SF

1 SEPTEMBER TO 15 OCTOBER
K-31 FESCUE @ 5 LB / 1000 SF
PERENNIAL RYEGRASS @ 1/2 LB / 1000 SF
RED TOP @ 1/8 LB / 1000 SF

TYPE B (SLOPES 3:1 OR STEEPER)
15 MARCH TO 1 MAY
CROWN VETCH @ 1/2 LB / 1000 SF
PERENNIAL RYEGRASS @ 1/2 LB / 1000 SF
RED TOP @ 1/8 LB / 1000 SF

15 MAY TO 1 OCTOBER
CROWN VETCH @ 1/2 LB / 1000 SF
PERENNIAL RYEGRASS @ 1/2 LB / 1000 SF
RED TOP @ 1/8 LB / 1000 SF

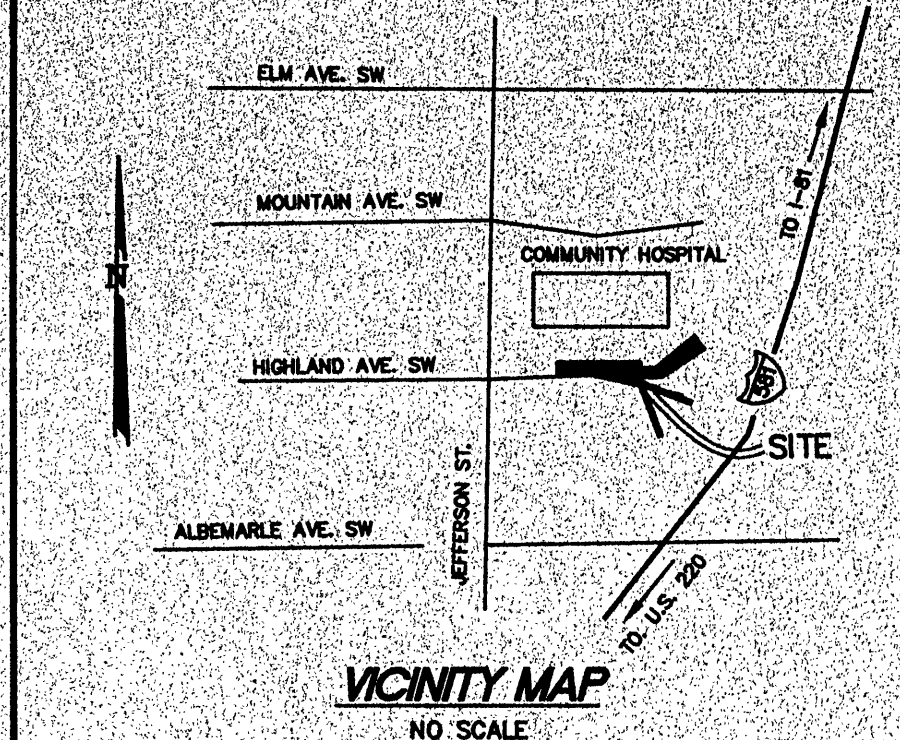
LIME: 140 LB / 1000 SF PULVERIZED AGRICULTURAL LIMESTONE

FERTILIZER: 5-20-10 @ 25 LB / 1000 SF
30-0-0 @ 7 LB / 1000 SF

MULCH: SHALL BE REQUIRED AND USED OVER ALL SEEDING AREAS AND SHALL BE APPLIED IN ACCORDANCE WITH SECTION 1.7.5 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.

SEED APPLICATION: APPLY SEED UNIFORMLY WITH A CYCLOPE SEEDER, DRILL, MULTIPACKER SEEDER, OR HYDROSEEDER ON A FIRM, FRABLE, SEEDBED. MAXIMUM SEEDING DEPTH SHALL BE 1/4 INCH.

HYDROSEEDING MIXTURE SHALL BE VDOT TYPE C:
60 LBS. KENTUCKY 31 FESCUE
2 LBS. REDTOP
15 LBS. SODAS LEPIDAZEA
15 LBS. ANNUAL RYEGRASS
AGRICULTURAL LIME 2 TONS/ACRE
FERTILIZER SHALL BE 15-30-15 @ 1000 LBS./ACRE
HYDRO MULCH @ 1500 LBS./ACRE



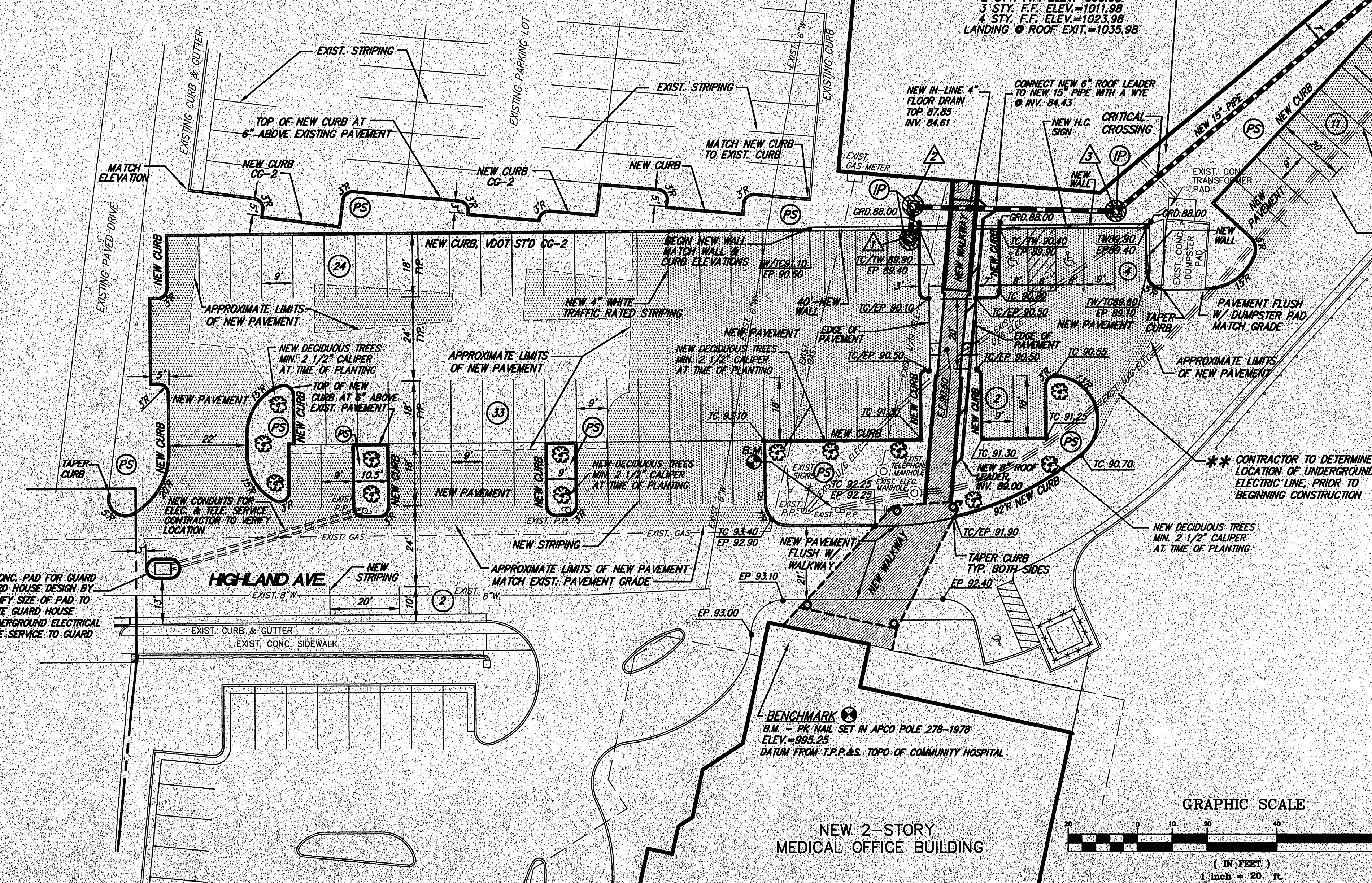
DATE: NOV. 30, 2000
JAN. 10, 2001

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PEDESTRIAN WALKWAY
for
CARILION HIGHLAND CENTER
AVENUE CENTER
ROANOKE VIRGINIA



DEVELOPMENT PLAN APPROVED

Date: 11/2/2001
Agent, Planning Commission: [Signature]
Development Engineer: [Signature]
APPROXIMATE VDOT ADMINISTRATOR OF NEW PAVEMENT: [Signature]

Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.

NEW ROOF LEADER PIPING SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) DUAL-WALL PIPE MANUFACTURED BY ADVANCE DRAINAGE SYSTEM OR AN APPROVED EQUIVALENT. CONNECTIONS FROM ROOF DRAINS TO THE 6" ROOF LEADERS SHALL BE MADE WITH FABRICATED WYES OR BENDS. PIPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

ROOF DRAINS SHALL CONNECT TO DOWN SPOUTS WITH RUBBER BOOTS, I.E., FERROCO COUPLERS.

NEW DRAINAGE STRUCTURE SCHEDULE

- NEW DROP INLET, VDOT STD DI-1, W/ TRAFFIC RATED TOP TOP 89.40, INV: 85.60
- 7'-NEW 15" ADS SMOOTH-INTERIOR N-12 PIPE @ 8.57%
- NEW SQUARE DROP INLET, 22"x22" BY HANSON CONCRETE PRODUCTS TOP 87.50, INV(IN) 85.00, INV(OUT) 84.90
- 57'-NEW 15" ADS SMOOTH-INTERIOR N-12 PIPE @ 2.02%
- NEW SQUARE DROP INLET, 22"x22" BY HANSON CONCRETE PRODUCTS TOP 87.20, INV(IN) 83.75, INV(OUT) 83.65
- 180'-NEW 15" ADS SMOOTH-INTERIOR N-12 PIPE @ 2.00%
- EXISTING INLET, INV(IN) NEW 15" PIPE = 80.05

(PIPE LENGTHS SHOWN DO NOT INCLUDE FITTINGS. FIELD ADJUSTMENTS MAY BE NECESSARY)

NEW PIPING SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) DUAL-WALL PIPE MANUFACTURED BY ADVANCE DRAINAGE SYSTEM OR AN APPROVED EQUIVALENT. PIPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SITE DEVELOPMENT PLAN

COMMISSION No. 00063
SHEET SP-1
NO. 1 OF 15