AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF ROANDKE COUNTY, VIRGINIA, HELD AT THE ROANOKE COUNTY ADMINISTRATION CENTER ON TUESDAY, MARCH 23, 1989

> ORDINANCE 032399-17 GRANTING A SPECIAL USE PERMIT TO THE ROANOKE COUNTY SCHOOL BOARD TO CONSTRUCT A HIGH SCHOOL TO BE LOCATED ON THE WEST SIDE OF BRAMBLETON AVENUE, WEST OF PLEASANT HILL DRIVE, SOUTH OF FARMINGTON DRIVE (TAX MAP NOS. 78.20-8-16, 86.07-1-1, 86.08-4-33), WINDSOR HILLS MAGISTERIAL DISTRICT

WHEREAS, the Roanoke County School Board has filed a petition to construct a high school to be located on the west side of Brambleton Avenue, west of Pleasant Hill Drive, south of Fermington Drive (Tax Map Nos. 76,20-6-16, 86,07-1-1, 86,08-4-33) in the Windson Hills Magisterial District; and

WHEREAS, the Planning Commission held a public hearing on this matter on March 2, 1999; and

WHEREAS, the Board of Supervisors of Roanoke County, Virginia, held a first reading on this matter on February 23, 1999; the second reading and public hearing on this matter was held on March 23, 1999.

NOW, THEREFORE BE IT ORDAINED by the Board of Supervisors of Roanoke County, Virginia, as follows:

 That the Board finds that the granting of a special use permit to the Roanoke County School Board to construct a high school to be located on the west side of Brambleton Avenue, west of Pleasant Hill Drive, south of Farmington Drive (Tax Map Nos. 76.20-6-16, 86.07-1-1, 86.08-4-33) in the Windsor Hills Magisterial District is substantially in accord with the adopted 1999 Community Plan pursuant to the provisions of § 15,2-2232 of the 1950 Code of Virginia, as amended, and said Special Use Permit is hereby approved with the following conditions:

- (1) Development of the Woods End property will be guided by The site will be developed in general conformance with the Concept Plan and Concept Diagram prepared by SFCS and dated 1/25/99. Site facilities shown on the Concept Plan may be located and expanded within the general areas portrayed on the Concept Diagram. All proposed recreation areas shall be passive field areas with the exception of proposed track, baseball/softball field, and tennis courts. Parking may be provided for the recreation areas. The tennis courts may be relocated to any designated recreation area.
- Vehicular access to the site shall be fimited to either an extension of Pleasant Hill Drive or an extension of Arthur Thurman Road to the site Holland Road may be extended to provide for emergency service vehicles only. A gate or other means shall be provided to ansure that non-emergency traffic does not access the site from this route. The existing private drive from Farmington Drive serving the single family home on the property shall be closed to vehicular traffic, but may be used for padestrian access to the recreation areas.
- (2) (3) An area of the site as generally shown on a conceptual plan entitled Mudlick Regional Storm water Management Facility and dated March 2 1999 shall be reserved and permanently set aside by easement for the possible development of a regional Storm water detention facility. Only passive recreational facilities, the shown access road, and a green way shall be allowed within this general area.
- (3) (4) A minimum 30 foot wide area along the entire length of Mudlick Creek from Canter Drive to Farmington Drive shall be set aside and reserved by easement or other suitable instrument for a possible future green way on the property. The exact location of this green way area will be determined at site plan review and approval.
- (4) (5) If a regional Storm water detention facility is constructed on this property, construction of the facility shall incorporate the installation of a paved 10 foot wide green way trail along the entire length of the above referenced green way easement area.
- (5) (6) Final site plans for the property shall show all required screening and buffering areas as required by the Roanoke County zoning ordinance
- (7) All site lighting proposed for the property shall comply with the Rosnoke County zoning ordinance and shall not exceed .5 foot candles at
- (6) (8) A minimum of 550 parking spaces shall be provided on the site.

adjoining property lines:

That this ordinance shall be in full force and effect thirty (30) days after its final passage. All ordinances or parts of ordinances in conflict with the provisions of this ordinance be, and the same hereby are, repeated. The Zoning Administrator is directed to amend the zoning district map to reflect the change in zoning classification authorized by this

On motion of Supervisor McNamera to adopt the ordinance with change to Condition #1, and deletion of Conditions #2 and #7, and carried by the following recorded vote: Supervisors McNamara, Minnix, Harrison, Johnson

Supervisor Nickens A COPY TESTE:

MENL

ACADR-14

PLOT SCALE

COMM NO.

DRAWING NO.

Mary H. Allen, CMC/AAE Clerk to the Board of Supervisors

Arnold Covey, Director, Community Development Terry Herrington, County Planner John W. Birokhead, Director, Real Estate Assessment Paul M. Mahoney, County Attorney Dr. Deanna Gordon, School Superintendent Brenda Chastain, Clerk, School Board

1. THE GRADING CONTRACTOR SHALL OBTAIN ALL NECESSARY LAND DISTURBING PERMITS

RESULTING OVER-EXCAVATION WITH CONTROLLED FILL.

2. PRIOR TO BEGINNING EARTHWORK OPERATIONS, THE CONTRACTOR SHALL EMPLOY A QUALIFIED, PROFESSIONAL GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF VIRGINIA. AS A RESULT OF ONSITE TESTING, THE GEOTECHNICAL ENGINEER SHALL MAKE RECOMMENDATIONS REGARDING THE ONSITE PLACEMENT OF FILL MATERIAL AND PROPER COMPACTION METHODS. NO WARRANTIES ARE MADE BY THE OWNER OR ENGINEER FOR ANY SUBSURFACE CONDITIONS ON THE PROPERTY.

3. FILL SHALL BE PLACED ONLY ON FIRM SUBGRADES APPROVED BY THE SOILS ENGINEER. SUBGRADES SHALL BE SCARIFIED TO A DEPTH OF 4 INCHES PRIOR TO FILL PLACEMENT TO ASSURE BONDING BETWEEN THE TWO SOILS. ALL FILL AREAS SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% DRY DENSITY (ASTMD698), UNLESS NOTED OTHERWISE. THE COMPACTION SHALL BE ACCOMPLISHED BY PLACING FILL IN 6 TO 8 INCH LIFTS AND MECHANICALLY COMPACTING ÉACH LIFT TO THE REQUIRED DENSITY. THE SOILS ENGINEER SHALL PERFORM FIELD DENSITY TEST ON EACH LIFT OR AS NECESSARY TO ASCERTAIN THAT ADEQUATE COMPACTION HAS BEEN ACHIEVED. CALIFORNIA BEARING RATIO TESTS SHALL BE PERFORMED IN MATERIAL PROPOSED FOR USE BENEATH PAVEMENT WHETHER CUT OR FILL.

4. CLEAR SITE WITHIN LIMITS OF GRADING WORK. DO NOT DISTURB AREAS OUTSIDE OF GRADING LIMITS OR PROPERTY BOUNDARY.

5. REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS AS REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN A MANNER AND LOCATION ACCEPTABLE TO THE GOVERNING AUTHORITY. REMOVE TREES AND OTHER VEGETATION, INCLUDING STUMPS AND ROOTS, COMPLETELY IN AREAS REQUIRED FOR SUBSEQUENT SEEDING.

6. BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AND OPERATE WARNING LIGHTS AS RECOMMENDED BY AUTHORITIES HAVING JURISDICTION.

7. EXCAVATION FOR STRUCTURES: A. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN WITHIN A TOLERANCE OF PLUS OR MINUS 0.10 FOOT. B. PROVIDE TRUE AND STRAIGHT FOOTING EXCAVATIONS WITH UNIFORM LEVEL BOTTOMS OF THE WIDTH INDICATED TO ENSURE PROPER PLACEMENT AND COVER OF ALL REINFORCEMENT.

C. REMOVE ALL LOOSE MATERIALS FROM THE EXCAVATION PRIOR TO PLACEMENT OF CONCRETE. D. PROVIDE A MINIMUM OF 2'-0" FROM THE FINISHED GRADE TO TOP OF ALL EXTERIOR WALL FOOTINGS. E. FOOTINGS WHICH SUPPORT CONCRETE MASONRY UNITS MAY BE STEPPED PROVIDED THE VERTICAL STEP DOES NOT EXCEED ONE HALF OF THE HORIZONTAL DISTANCE BETWEEN STEPS AND HORIZONTAL DISTANCE BETWEEN STEPS IS NOT LESS THAN TWO FEET. F. IF ROCK IS ENCOUNTERED IN A FOOTING EXCAVATION, UNDERCUT IT A MINIMUM OF 12" BELOW THE BOTTOM OF THE FOOTINGS AND FILL THE

8. CUT SURFACE UNDER PAVEMENTS TO COMPLY WITH CROSS SECTIONS, ELEVATIONS, AND GRADES AS INDICATED.

9. EXCAVATE TRENCHES TO UNIFORM WIDTH CONFORMING TO VDOT STANDARD PB-1 FOR STORM DRAINAGE PIPING AND UB-1 FOR SANITARY SEWER AND WATER. BACK FILL TRENCHES WITH CONTROLLED FILL.

10. PREVENT SURFACE WATER AND SUBSURFACE OR GROUND WATER FROM FLOWING INTO EXCAVATIONS AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS. UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAIN WATER TO COLLECTING OR RUNOFF AREAS. ESTABLISH AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DITCHES.

11. PROTECT EXCAVATED BOTTOMS OF ALL FOOTINGS AND TRENCHES AGAINST FREEZING WHEN ATMOSPHERIC TEMPERATURE IS LESS THAN 35 F (1)

12. BACKFILLING: A. COMPACT THE BACK FILL AROUND THE OUTSIDE OF BUILDING TO A MINIMUM OF 85% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D 1557 MODIFIED PROCTOR. DO NOT ALLOW HEAVY COMPACTION EQUIPMENT SUCH AS ROLLERS, ETC., CLOSER TO ANY FOOTING THAN THE HORIZONTAL DISTANCE SUBTENDED BY A 45 ANGLE WITH THE TOP EDGE OF THE FOOTINGS AND THE SURFACE OF THE GROUND. B. BACK FILL BEHIND WALLS AFTER PERMANENT CONSTRUCTION WHICH BRACES THE WALL IS IN PLACE OR TEMPORARY BRACING OF THE WALL IS PROPERLY INSTALLED, AND AFTER ACCEPTANCE OF CONSTRUCTION BELOW FINISH GRADE INCLUDING DAMP-PROOFING, REMOVAL OF CONCRETE FORMWORK, AND REMOVAL OF TRASH AND DEBRIS.

13. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING INCLUDING ADJACENT TRANSITION AREAS. SMOOTH FINISHED SURFACES WITHIN SPECIFIED TOLERANCES, COMPACT WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. GRADE AREAS ADJACENT TO BUILDING LINES TO DRAIN AWAY FROM STRUCTURES TO PREVENT PONDING

14. FINISH LAWN AREAS TO WITHIN ONE INCH ABOVE OR BELOW REQUIRED SUBGRADE ELEVATIONS. SHAPE SURFACE UNDER WALKS AND PAVEMENTS TO LINE, GRADE, AND CROSS SECTION, WITH NOT MORE THAN 1/2" ABOVE OR BELOW REQUIRED SUBGRADE ELEVATION.

15. GRADE SURFACE UNDER BUILDING SLABS SMOOTH AND EVEN, FREE OF VOIDS. PROVIDE FINAL GRADES WITHIN 1/2" OF THOSE INDICATED WHEN TESTED WITH A 10' STRAIGHT EDGE.

16. PROTECT GRADED AREAS FROM TRAFFIC AND EROSION. REPAIR AREAS WHICH HAVE SETTLED, ERODED, OR BECOME DAMAGED DUE TO CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO OWNER.

17. UNDER FOUNDATIONS, SIDEWALKS, AND PAVEMENTS COMPACT EACH LAYER TO 95% MAXIMUM DRY DENSITY ASTM D1557 (MODIFIED PROCTOR) OR 100% MAXIMUM DRY DENSITY ASTM D698 (STANDARD PROCTOR)

18. UNDER LAWN OR UNPAVED AREAS, COMPACT SUBGRADE AND EACH LAYER TO 85% MAXIMUM DRY DENSITY (MODIFIED PROCTOR).

19. ALL SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE CAPPED AND PIPED TO THE NEAREST STORM SEWER SYSTEM OR NATURAL WATERCOURSE. THE PIPE SHALL BE A MINIMUM OF 6" DIAMETER AND CONFORM TO V.D.O.T. STANDARD SB-1.

GRADING NOTES

1. QUALITY CONTROL

THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH VDOT'S ROAD AND BRIDGE SPECIFICATIONS DATED JANUARY 1997, THE 1996 ROAD AND BRIDGE STANDARDS, THE WORK AREA PROTECTION MANUAL DATED JANUARY 1, 1996 AND AS AMENDED BY THE CONTRACT PROVISIONS AND THE COMPLETE PAPER COPY OF THE PLAN ASSEMBLY. ALL MATERIALS USED SHALL BE TESTED IN ACCORDANCE WITH STANDARD POLICIES. THE DEVELOPER MUST CONTACT THE OFFICE OF THE RESIDENT ENGINEER PRIOR TO BEGINNING ANY CONSTRUCTION AT WHICH TIME AN INSPECTION AND TESTING PROCEDURE POLICY WILL BE DRAWN. THE DEVELOPER WILL PRODUCE TEST REPORTS FROM APPROVED INDEPENDENT LABORATORIES AT THE DEVELOPER'S EXPENSE.

THE PAVEMENT DESIGNS SHOWN ARE BASED ON A SUBGRADE RATING OF CBR10 OR GREATER. THE SUBGRADE SOIL IS TO BE TESTED BY AN INDEPENDENT LABORATORY AND THE RESULTS SUBMITTED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO PAVEMENT CONSTRUCTION. SHOULD THE CBR VALUES BE LESS THAN CBR10, THEN ADDITIONAL BASE MATERIAL WILL BE REQUIRED IN ACCORDANCE WITH DEPARTMENTAL SPECIFICATIONS.

THE SUBGRADE MUST BE APPROVED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO PLACEMENT OF BASE MATERIAL. BASE MUST BE APPROVED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE IS APPLIED.

2. UTILITIES

ALL NECESSARY LATERALS WILL BE PLACED PRIOR TO PAVEMENT BASE AND CONDUIT PROVISIONS MADE FOR THE SAME (I.E. WATER, SEWER, GAS, AND TELEPHONE).

PERMITS WILL BE REQUIRED FOR ALL UTILITIES WITHIN THE STREET RIGHT-OF-WAY PRIOR TO ACCEPTANCE INTO THE SECONDARY HIGHWAY SYSTEM. ANY EASEMENT GRANTED TO A UTILITY FOR PLACEMENT OF POWER, TELEPHONE, WATER, SEWER, ETC ..., MUST BE RELEASED PRIOR TO ACCEPTANCE.

3. PRIVATE ENTRANCES PERMITS WILL BE REQUIRED FOR ALL PRIVATE ENTRANCES CONSTRUCTED ON STREET RIGHT-OF-WAY PRIOR TO ACCEPTANCE INTO THE SECONDARY HIGHWAY SYSTEM.

4. EROSION CONTROL AND LANDSCAPING

CARE MUST BE TAKEN DURING CONSTRUCTION TO PREVENT EROSION, DUST, AND MUD FROM DAMAGING ADJACENT PROPERTY. CLOGGING DITCHES. TRACKING PUBLIC STREETS, AND OTHERWISE CREATING A PUBLIC NUISANCE TO SURROUNDING AREAS.

THE ENTIRE CONSTRUCTION AREA BACK OF THE PAVEMENT SHALL BE BACKFILLED AND SEEDED TOGETHER WITH THE DITCHES AND CHANNELS, AT THE EARLIEST POSSIBLE TIME AFTER FINAL GRADING. DRAINAGE EASEMENTS MUST BE DEFINED BY EXCAVATED DITCHES OR CHANNELS FOR THEIR FULL LENGTH TO WELL DEFINED EXISTING NATURAL

WATERCOURSES. ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO CONDITIONING (CUTTING AND/OR PREPARATION) OF THE SUBGRADE.

MINIMUM PAVEMENT RADIUS OF 25 FEET REQUIRED AT ALL STREET INTERSECTIONS. WHILE THESE PLANS HAVE BEEN APPROVED, SUCH APPROVAL DOES NOT EXEMPT CONNECTIONS WITH EXISTING STATE MAINTAINED ROADS FROM CRITICAL REVIEW AT THE TIME PERMIT APPLICATIONS ARE MADE. THIS IS NECESSARY IN ORDER THAT THE PREVAILING CONDITIONS BE TAKEN INTO CONSIDERATION REGARDING SAFETY ACCOMPANIMENTS SUCH AS TURNING LANES.

STANDARD GUARDRAIL WITH SAFETY END SECTIONS MAY BE REQUIRED ON FILLS AS DEEMED NECESSARY BY THE VDOT ENGINEER. AFTER COMPLETION OF ROUGH GRADING OPERATIONS, THE VDOT ENGINEER SHALL BE NOTIFIED SO THAT A FIELD REVIEW MAY BE MADE OF THE PROPOSED LOCATIONS.

FIELD REVIEW WILL BE MADE DURING CONSTRUCTION TO DETERMINE THE NEED AND LIMITS OF PAVED GUTTER AND/OR DITCH STABILIZATION TREATMENTS, TO DETERMINE THE NEED AND LIMITS OF ADDITIONAL DRAINAGE EASEMENTS. ALL DRAINAGE EASEMENTS MUST BE CUT AND MADE TO FUNCTION TO A NATURAL WATERCOURSE. ANY EROSION PROBLEMS ENCOUNTERED IN AN EASEMENT MUST BE CORRECTED BY WHATEVER MEANS NECESSARY PRIOR TO SUBDIVISION ACCEPTANCE.

CONTRACTOR SHALL OBTAIN ENTRANCE PERMIT TO THE EXISTING VIRGINIA DEPARTMENT OF TRANSPORTATION RIGHT—OF—WAY FROM THE RESIDENT ENGINEER PRIOR TO ROAD CONSTRUCTION.

AN INSPECTOR WILL NOT BE FURNISHED EXCEPT FOR PERIODIC PROGRESS INSPECTION. THE ABOVE MENTIONED FIELD REVIEWS, AND CHECKING THE REQUIRED STONE DEPTHS. THE DEVELOPER WILL BE REQUIRED TO POST A SURETY TO GUARANTEE THE ROAD FREE OF DEFECTS FOR ONE YEAR AFTER ACCEPTANCE BY THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION.

THE STREETS MUST BE PROPERLY MAINTAINED UNTIL ACCEPTANCE. AT SUCH TIME AS ALL REQUIREMENTS HAVE BEEN MET FOR ACCEPTANCE, ANOTHER INSPECTION WILL BE MADE TO DETERMINE THAT THE STREET HAS BEEN PROPERLY MAINTAINED.

IN ORDER TO MEET PUBLIC SERVICE REQUIREMENTS. ALL STREETS MUST SERVE A MINIMUM OF THREE OCCUPIED DWELLINGS PRIOR TO ACCEPTANCE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE ENGINEER IMMEDIATELY IF THE LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLAN. IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CONTACT "MISS UTILITY" OF CENTRAL VIRGINIA AT 1-800-552-7001.

APPROVAL OF THESE PLANS WILL BE BASED ON SPECIFICATIONS AND STANDARDS IN EFFECT AT THE TIME OF APPROVAL AND WILL BE SUBJECT, UNTIL COMPLETION OF THE ROADWAY AND ACCEPTANCE BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION, TO FUTURE REVISIONS OF THE SPECIFICATIONS AND STANDARDS.

. VERIFY LOCATION, SIZE AND ELEVATION FOR ALL UTILITIES IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION, SIZE OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN, IF THERE APPEARS TO BE A CONFLICT, OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON PLAN.

2. PROVIDE CONSTRUCTION METHODS AND MATERIALS IN ACCORDANCE WITH THE COMMONWEALTH OF VIRGINIA SEWAGE AND WATERWORKS REGULATIONS AND ROANOKE COUNTY BUILDING REGULATIONS WHERE APPLICABLE.

3. A MINIMUM OF THREE (3) FEET OF COVER IS REQUIRED OVER PROPOSED WATER AND SEWER LINES.

4. ALL EXISTING UTILITIES MAY NOT BE SHOWN IN EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH THE STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.

5. ALL UTILITY LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

6. REFER TO DETAIL SHEETS FOR BEDDING DETAILS. AFTER THE PIPE HAS BEEN PLACED IN THE TRENCH, THE TRENCH SHALL BE BACKFILLED WITH SELECTED MATERIAL, THOROUGHLY COMPACTED TO 95 % OF THE STANDARD PROCTOR (ASTM D698) UNDER PAVEMENT OR CONCRETE SLAB, USING CARE NOT TO DAMAGE THE PIPE.

7. ALL WATER MAINS SHALL BE PROPERLY RESTRAINED WITH PROPER THRUST BLOCKING OR APPROVED ALTERNATIVE

8. ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA STANDARDS. COORDINATE INSPECTIONS FOR TESTING WITH GOVERNING JURISDICTION

9. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. UTILITIES MAY EXIST WITHIN THE CONSTRUCTION AREA OF THESE PLANS THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES BEFORE COMMENCING WORK, AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE SUCH UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THESE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE CONTINUANCE OF SERVICE. CALL MISS UTILITIES AT 1.800.552.7001 (TOLL FREE) 48 HOURS BEFORE

10. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL, GAS, TELEPHONE, CABLE, AND FIBER OPTIC INSTALLATIONS WITH THE APPROPRIATE UTILITY COMPANY. SEE COVER SHEET FOR CONTACT LIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL UTILITY REQUIRED CONDUIT. WHERE UTILITIES DROP TO UNDERGROUND, PROVIDE CONDUIT RUNS THE ENTIRE LENGTH OF ROUTE TO BUILDING CONNECTION POINT.

GENERAL NOTES

. COORDINATE DEMOLITION WITH OWNER PRIOR TO COMMENCING WORK. . PRIOR TO COMMENCING DEMOLITION AND THROUGHOUT THE ENTIRE CONSTRUCTION TERM PROVIDE SAFETY FENCING AT THE CONSTRUCTION LIMITS TO DETER PEDESTRIAN TRAFFIC FROM ENTERING THE

CONSTRUCTION AREA. ENSURE THAT FENCING REMOVED FOR THE ON-SITE DELIVERY OF MATERIALS AND EQUIPMENT IS PROMPTLY REPLACED AT THE EARLIEST POSSIBLE TIME. 3. INSTALL ALL PERIMETER EROSION CONTROL DEVICES PRIOR TO DEMOLITION. REFER TO EROSION SEDIMENT CONTROL PLAN. 4. DO NOT LEAVE STRUCTURES IN THE PROCESS OF DEMOLITION IN AN UNSTABLE CONDITION SUCH THAT FAILURE WOULD RISK IMPACTING ANY OFF-SITE AREAS, EXISTING STRUCTURES, VEHICLES OR PERSONS. SECURE ALL DEMOLITION AREAS AT THE END OF THE WORK DAY IN A MANNER ADHERING TO O.S.H.A. AND STATE REGULATIONS.

5. NOTIFY THE OWNER PRIOR TO UTILITIES DEMOLITION IN ORDER TO MINIMIZE DISRUPTION OF DAILY OPERATIONS. 3. WHERE NECESSARY PROVIDE BY-PASS CONNECTIONS TO MAINTAIN CONTINUITY OF UTILITIES SERVICE THROUGH DEMOLITION AND CONSTRUCTION. CAP AND PLUG EXISTING UTILITIES WHERE REQUIRED. THIS INCLUDES CONSTRUCTION OF NEW GAS AND TELEPHONE EXTENSIONS BEFORE DEMOLITION OF CURRENT SERVICE LINES. 7. SAW CUT PAVED AND CONCRETE AREAS TO BE PARTIALLY DEMOLISHED AT THE APPROPRIATE LIMITS TO PRECLUDE A ROUGH REJOINING OF MATERIALS.

8. REMOVE DEMOLISHED MATERIALS FROM THE CONSTRUCTION AREA IMMEDIATELY AND DISPOSE OF OFF-SITE IN A LOCATION AND MANNER ACCEPTABLE TO ALL GOVERNING AGENCIES DICTATING DISPOSAL LAW. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH ALL REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. 9. BURNING OF REMOVED MATERIAL IS NOT PERMITTED.

10. AFTER COMPLETION OF DEMOLITION WORK SECURE THE AREA FOR THE COMMENCEMENT OF FINAL CONSTRUCTION AND EXCAVATIONS.

SITE DEMOLITION NOTES

. ALL STORM SEWER PIPE AND FITTINGS SHALL CONFORM TO THE LATEST STANDARDS & SPEC'S. OF THE MANUFACTURER 2. THE STORM SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS AND THESE SPECIFICATIONS. THE PIPE SHALL BE LAID IN A TRUE, STRAIGHT LINE WITH THE BELL ENDS UPSTREAM AND WITH THE INVERT OF THE PIPE BEING THE TRUE ELEVATION AND GRADE OF THE SYSTEM. THE PIPE SHALL BE VISUALLY INSPECTED FOR DEFECTS BEFORE LOWERING THE PIPE INTO THE TRENCH. FIELD CUTTING OF THE PIPE SHALL BE DONE IN A NEAT MANNER, SO AS TO LEAVE A SMOOTH END AT RIGHT ANGLES TO THE 3. TRENCHES SHALL BE EXCAVATED IN STRAIGHT LINES AND SHALL BE OF SUFFICIENT WIDTH TO PERMIT THE PROPER INSTALLATION OF BRACING, SHORING OR SHEETING. TRENCH WIDTH SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATION. THE BOTTOM OF THE PIPE TRENCH SHALL BE EXCAVATED TO A MINIMUM OVER DEPTH OF 4 INCHES BELOW THE BOTTOM OF THE PIPE, TO PROVIDE FOR THE COMPACTED BEDDING MATERIAL. 4. BACKFILL MATERIAL SHALL BE EITHER APPROVED EXCAVATED MATERIAL OR APPROVED SUITABLE MATERIAL FROM OTHER SOURCES THAT IS FREE OF ORGANIC MATTER OR OTHER OBJECTIONABLE MATERIAL. BACKFILL FROM PIPE BEDDING TO MINIMUM ONE FOOT ABOVE THE TOP OF THE PIPE SHALL BE FREE OF STONES LARGER THAN 2 INCHES AND SHALL BE PLACED IN 6 INCH LAYERS AND COMPACTED WITH HAND TAMPERS. BACKFILL FROM THIS POINT TO THE TOP OF THE TRENCH SHALL BE FREE OF STONES LARGER THAN 4 INCHES AND SHALL BE PLACED IN LAYERS NOT TO EXCEED 8 INCHES AND COMPACTED WITH MECHANICAL TAMPERS.

STORM SEWER SPECIFICATIONS

1. MOBILIZATION OF EQUIPMENT AND DELIVERY OF MATERIALS SHALL OCCUR AT THE EXISTING FARMINGTON DRIVE ACCESS ROAD SERVING THIS PROPERTY. THE EXISTING GRAVEL DRIVE SHALL ACT AS THE CONSTRUCTION ENTRANCE. THE CONTRACTOR SHALL MAINTAIN THE ENTRANCE IN A MANNER THE ADHERES TO THE EROSION CONTROL MANUAL AS A MINIMUM. IN THE EVENT THAT SITE CONDITIONS WARRANT THE INSTALLATION OF A WASH RACK, THE CONTRACTOR SHALL CONSTRUCT A TEMPORARY DIVERSION AND SEDIMENT TRAPPING DEVICE TO INTERCEPT WASHED SEDIMENT. PREVENT TRACKING OF MUD ONTO PUBLIC STREETS

2. BEGIN CLEARING OPERATIONS AT THE LIMITS OF DISTURBANCE. SET TREE PROTECTION MEASURES AT THE DRIP LINES OF TREES OUTSIDE EXCAVATION LIMITS. 3. INSTALL TEMPORARY CREEK CROSSINGS. 4. INSTALL ALL PERIMETER CONTROLS IMMEDIATELY FOLLOWING CLEARING OPERATION. 5. INSTALL ALL TEMPORARY SEDIMENT BASINS AND TRAPS WITH ASSOCIATED OUTLET STRUCTURES AND DIVERSION DIKES. TEMPORARY BASIN AND TRAP LOCATIONS ARE CRITICAL WATERSHED

PROTECTION ELEMENTS THAT MUST BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PERIOD. 6. CONSTRUCT SLOPE TOP CHANNELS ALONG THE NORTHERN BOUNDARY AND APPROACH APRON TO INLET #30. 7. INSTALL STORM DRAIN INLET #30, ATTACH TEMPORARY SLOPE DRAIN TO PLAN INVERT AND DIVERT THE OUTFALL OF THE SLOPE DRAIN TO A SEDIMENT TRAPPING DEVICE THROUGHOUT THE

SITE CONSTRUCTION PERIOD (UNTIL SLOPES ARE STABILIZED WITH VEGETATION). SEE THE EROSION AND SEDIMENT CONTROL DRAWINGS FOR ADDITIONAL INSTRUCTIONS RELATED TO THE SLOPE DRAIN INSTALLATION. 8. ESTABLISH ALL PERIMETER SILT FENCE MEASURES AT STOCKPILE LOCATIONS IDENTIFIED ON THE PLANS. 9. DEWATER THE EXISTING ONSITE POND BY MEANS OF PUMPING. NO POND BERM EXCAVATION WILL BE PERMITTED UNTIL THE LAST 1\5TH OF DEPTH IS REACHED OR UNTIL PUMPING IS NO

LONGER POSSIBLE. CONSTRUCT THE DEWATERING PIT AS IDENTIFIED ON THE PLANS PRIOR TO BEGINNING PUMPING OPERATIONS. THE MAXIMUM PUMP DISCHARGE RATE SHALL BE 400 GALLONS PER MINUTE INTO THE DEWATERING PIT. ONCE THE WATER LEVEL NEARS THE TOP OF THE PIT, PUMPING OPERATIONS MUST CEASE UNTIL THE PIT DRAINS AND ADDITIONAL CAPACITY BECOMES AVAILABLE. THE CONTRACTOR MAY UTILIZE MULTIPLE PUMPS AND PITS AS LONG AS THE PUMPING AND DEWATERING LIMITS ARE ADHERED TO. MULTIPLE PITS SHALL BE THE SAME SIZE AND CONFIGURATION. REFER TO THE EROSION AND SEDIMENT CONTROL HANDBOOK FOR ADDITIONAL REQUIREMENTS. 10. EXCAVATE THE EXISTING POND BERM AFTER DRAINING AND MUCK OUT POND BOTTOM TO SUITABLE SUBGRADE CONSISTENCY AS DETERMINED BY THE GEOTECHNICAL ENGINEER. BEGIN CONTROL FILL OPERATION TO PLAN FINISH GRADE UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER. 11. AFTER ROAD AND PARKING GRADES REACH PLAN SUBGRADE ELEVATION BEGIN GRAVEL BASE INSTALLATION TO PRECLUDE THE DETERIORATION OF THE SOIL SUBGRADE. 12. PLACE ALL INLET PROTECTION DEVICES IMMEDIATELY FOLLOWING INLET PLACEMENT. INSTALL OUTLET PROTECTION AT THE ENDS OF ALL INSTALLED STORM PIPE IMMEDIATELY AFTER

13. ALL FILL SLOPES SHALL BE LEFT WITH A FILL TOP DIVERSION AT THE END OF EACH CONSTRUCTION DAY. THE FILL DIVERSION SHALL DIRECT SEDIMENT LADEN WATER TO ESTABLISHED DOWN SLOPE SEDIMENT DEVICES. 14. IMMEDIATELY FOLLOWING GRADING OF CUT AND FILL SLOPES, ALL SLOPES SHALL BE DRESSED FOR SEEDING BY FILLING OF RILLS AND OTHER EROSION AREAS AND TRACK ROLLED. ALL SLOPES EXCEEDING 3:1 SHALL BE HYDROSEEDED WITH SEED AS SPECIFIED ON THE EROSION CONTROL DETAIL SHEET AND COVERED IMMEDIATELY WITH SLOPE PROTECTION BLANKET MATTING. BLANKET MATTING SHALL BE NORTH AMERICAN GREEN S150 MATTING. INSTALL PER MANUFACTURERS STANDARDS AND SPECIFICATIONS. 15. MAINTAIN ALL EROSION CONTROL DEVICES UNTIL REMOVAL IS APPROVED BY THE INSPECTOR. REMOVE ALL DEVICES COMPLETELY, REDRESS THE AREA AND RESEED.

EROSION & SEDIMENT CONTROL PHASING NOTES

1. UNLESS OTHERWISE INDICATED ALL VEGETATIVE AND STRUCTURAL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VA. EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.

2. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.

3. ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED AS THE FIRST STEP IN GRADING.

4. A COPY OF THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE AT ALL TIMES.

5. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE ROANOKE COUNTY CONSTRUCTION INSPECTOR.

6. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL DEVICES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND UNTIL FINAL STABILIZATION IS ACHIEVED.

7. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADES. TEMPORARY. DENUDED AREAS THAT ARE TO BE EXPOSED LONGER THAN THIRTY DAYS SHALL BE SEEDED WITH TEMPORARY VEGETATION. 8. DURING CONSTRUCTION, SOIL STOCKPILES SHALL BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING MEASURES AND STABILIZED WITH TEMPORARY VEGETATION IF UNUSED FOR

30 DAYS OR LONGER. 9. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH MAJOR RAINFALL EVENT . ANY REPAIRS NECESSARY SHALL BE MADE IMMEDIATELY TO ENSURE THE PROTECTION OF OFFSITE PROPERTIES.

10. THE CONTRACTOR IS REQUIRED TO REMOVE ALL SILT FROM STREAMS AND DRAINAGE WAYS PRIOR TO BOND RELEASE.

11. TEMPORARY AND PERMANENT SEEDING SHALL ADHERE TO THE SPECIFICATIONS SHOWN HEREON.

12. REFER TO THE MINIMUM STANDARD REFERENCES FOLLOWING FOR STATE SPECIFIC REFERENCES TO EROSION SEDIMENT CONTROL REQUIREMENTS.

13. MINIMUM STANDARD # 3: PERMANENT STABILIZATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE, AND WILL INHIBIT EROSION. AREAS THAT DO NOT BECOME ESTABLISHED WILL REQUIRE ADDITIONAL STABILIZATION MEASURES.

14. MINIMUM STANDARD # 7 & 8: CUT AND FILL SLOPES MUST BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT BEGIN TO ERODE EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STÄBILIZATION MUST BE PROVIDED WITH ADDITIONAL STABILIZATION UNTIL THE PROBLEM IS CORRECTED.

15. MINIMUM STANDARD # 11: BEFORE NEWLY CONSTRUCTED STORM WATER CONVEYANCE CHANNELS ARE MADE OPERATIONAL, OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT LINING MUST BE INSTALLED IN BOTH CONVEYANCE AND RECEIVING CHANNELS. ALL CHANNELS AND OUTLETS MUST BE CHECKED FOR ADEQUACY AND EROSION CONTROL MEASURES. (SEE MIN. STD. NO. 19 BELOW)

16. MINIMUM STANDARD #16: UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA: A. NO MORE THAN 500" LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.

B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.

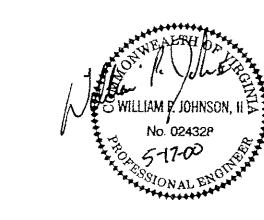
RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH E&S REGULATIONS. E. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

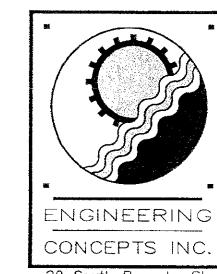
17. MINIMUM STANDARD # 17: ANY SEDIMENT WHICH IS TRACKED ONTO PUBLIC ROADS MUST BE REMOVED FROM THE ROAD DAILY, BY EITHER SHOVELING OR SWEEPING, AND TRANSPORTED TO AN APPROVED DISPOSAL AREA.

18. MINIMUM STANDARD # 18: TRAPPED SEDIMENT AND DISTURBED AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY PRACTICES MUST BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

19. ANY OFFSITE AREAS, SUCH AS BORROW OR WASTE AREAS, THAT ARE TO BE DISTURBED AS A RESULT OF THIS PROJECT, MUST BE ADDRESSED IN THE PLAN AND SUCH ACTIVITY MUST BE CONDUCTED AND STABILIZED ACCORDING TO THE REGULATIONS OF THE HANDBOOK.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LAND DISTURBING PERMITS.





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EARLY SITE PACKAGE

SOUTH COUNTY HIGH SCHOOL

MAY 17, 2000



ROANOKE COUNTY, VIRGINIA

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RAWN BY : ECI CHECKED BY : ECI APPROVED BY : ECI REVISION DESCRIPTION

GENERAL NOTES

COMM. NO.

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SPECIAL USE PERMIT

VDOT GENERAL NOTES

EROSION & SEDIMENT CONTROL NOTES