

## GENERAL SITE CONSTRUCTION NOTES

### SITEWORK

The location of existing utilities across or along the line of proposed work are not necessarily shown on the plans and where shown, are approximate. The Contractor shall locate all underground lines and structures as necessary. The Contractor shall be responsible for any damage to underground lines and structures.

Contractor shall call "Miss Utility" at 1-800-552-7001 prior to construction.

Power lines and poles, telephone lines and poles, and gas lines shall be protected from damage in accordance with the utility owner's instructions. The Contractor is responsible for contacting the utility owners, obtaining the proper protective measures for each individual construction location and for protecting utilities from damage. Any damage caused by the Contractor or the Contractor's construction operations shall be corrected by the Contractor at his expense.

The Contractor shall notify the Architect should discrepancies be discovered at the site or on the drawings.

The Contractor shall notify the City of Roanoke of any field revisions or corrections to the approved plans prior to such construction.

The Contractor is responsible for verifying the most recent revision date of the plans prior to commencing with construction.

All lines to be staked prior to construction.

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.

### EROSION CONTROL

All erosion and sediment control measures shall be accomplished in strict accordance with the Standards and Specifications of the Virginia Erosion and Sediment Control Handbook, latest edition.

The approving authority may add to, delete, relocate, or otherwise modify certain measures where field conditions warrant. Erosion Control Measures shown are not necessarily all that will be required.

Erosion control measures shall be installed in advance of work being performed, as far as practical.

The Contractor shall inspect all erosion control measures periodically and after every erodible rainfall. Any necessary repairs or cleanup shall be made immediately and at no extra cost to the owner. The contractor shall leave the site adequately protected against erosion, sedimentation, or any damage to any adjacent property at the end of each day's work.

In no case during construction shall water runoff be diverted or allowed to flow to locations where adequate protection has not been provided.

### EARTHWORK

The Contractor shall comply with the latest revisions of the Virginia Occupational Safety and Health Standards for the Construction Industry as adopted by the Safety and Health Codes Commission of Virginia.

Earthwork shall be to the lines and grades shown. Proofrolling and compaction test shall be accomplished in the field to all graded areas.

The Contractor shall proof-roll the construction area with heavy-pneumatic equipment. All unsuitable material shall be undercut and recompacted with approved structural fill material.

Surplus excavated material shall be removed from the site and disposed of by the Contractor, at his own expense.

Fill material shall under buildings and pavement shall be compacted to 90% of maximum dry density as determined by ASTM D698 (Standard Proctor Method). All other fill shall be compacted to 95%.

All fill material shall be from a source approved by the testing company and shall be free of roots, organics and stones greater than 4" in diameter. Fill shall be placed in 8" layers and compacted as specified.

The Grading Contractor shall conform to elevations and dimensions shown to within a tolerance of plus or minus 0.10 feet.

### SITE DATA

HEIGHT OF NEW BUILDING: 13'-4"  
DISTURBED AREA DUE TO CONSTRUCTION: 18,930 SF. +/-  
SITE AREA: 1,657 AC. = 72,179 SF.  
COMBINATION PLAT RECORDED: M.B. 1, PG. 3175 & 3176  
TOTAL POST CONSTRUCTION BUILDING FOOTPRINT AREA: 18,685 SF. +/-  
TOTAL POST-CONSTRUCTION PAVEMENT/CONCRETE AREA: 26,900 SF. +/-  
TOTAL POST CONSTRUCTION IMPERVIOUS AREA: 45,585 SF. +/-  
POST CONSTRUCTION IMPERVIOUS SURFACE RATIO:  
MAX. ALLOWED: 80%  
PROVIDED: 45,585 SF./72,179 SF. = 63.16%

### PARKING REQUIREMENT:

PARKING REQUIRED: 1 SPACE/4 SEATS OR 6 LF. OF BENCH SEATING IN PRINCIPAL PLACE OF WORSHIP  
MINIMUM PARKING REQUIRED: 336 LF. BENCH SEATING/6 = 56 SPACES  
BUS ROUTE REDUCTION: 56 SPACES x 20% = 11 SPACES  
MINIMUM PARKING REQUIRED: 45 SPACES  
MAXIMUM PARKING ALLOWED: 56 SPACES x 140% = 78 SPACES  
POST CONSTRUCTION PARKING PROVIDED: STANDARD SPACES = 49 SPACES  
HANDICAP SPACES = 3 SPACES  
POST CONSTRUCTION PARKING TOTAL: 52 SPACES

### NOTES

ALL LAND DISTURBANCE ACTIVITY TO COMPLY WITH VIRGINIA EROSION AND SEDIMENT CONTROL LAWS & REGULATIONS.  
NO CONSTRUCTION OR FIELD CHANGES WITHOUT THE APPROVAL OF THE ARCHITECT AND ROANOKE CITY.  
ALL OUTSIDE MECHANICAL EQUIPMENT SHALL SCREENED AND/OR LANDSCAPED.  
ANY NEW CHURCH SIGNS WILL REQUIRE A SEPARATE SIGN PERMIT FROM ROANOKE CITY, PRIOR TO INSTALLATION.

### OVERALL 20-YR TREE CANOPY REQUIREMENT FOR ENTIRE SITE

MIN. REQUIRED: 10% OF SITE AREA

SITE AREA: 72,179 SF.

MIN. CANOPY REQUIRED: 10% x 72,179 SF. = 7,218 SF

EXISTING CANOPY PROVIDED: ORNAMENTAL TREES = 1,947 SF

ELM TREES = 7,112 SF

EXISTING CANOPY PROVIDED: 9,059 SF = 12.55% OF SITE AREA

### DRAINAGE CALCULATIONS

AREA WITHIN THE LIMITS OF WORK: 0.43 AC  
TC = 5.0 MIN.  
I<sub>2</sub> = 5.2 in/hr  
I<sub>10</sub> = 6.7 in/hr

### PRE-DEVELOPED CONDITION

COVER	AREA	"c"	cA
PAVEMENT	0.32 AC.	0.90	0.29
GRASS	0.11 AC.	0.40	0.04
TOTAL	0.33		

### PRE-DEVELOPED FLOWRATE:

Q 2-YR = 5.2 x 0.33 = 1.72 cfs  
Q 10-YR = 6.7 x 0.33 = 2.21 cfs

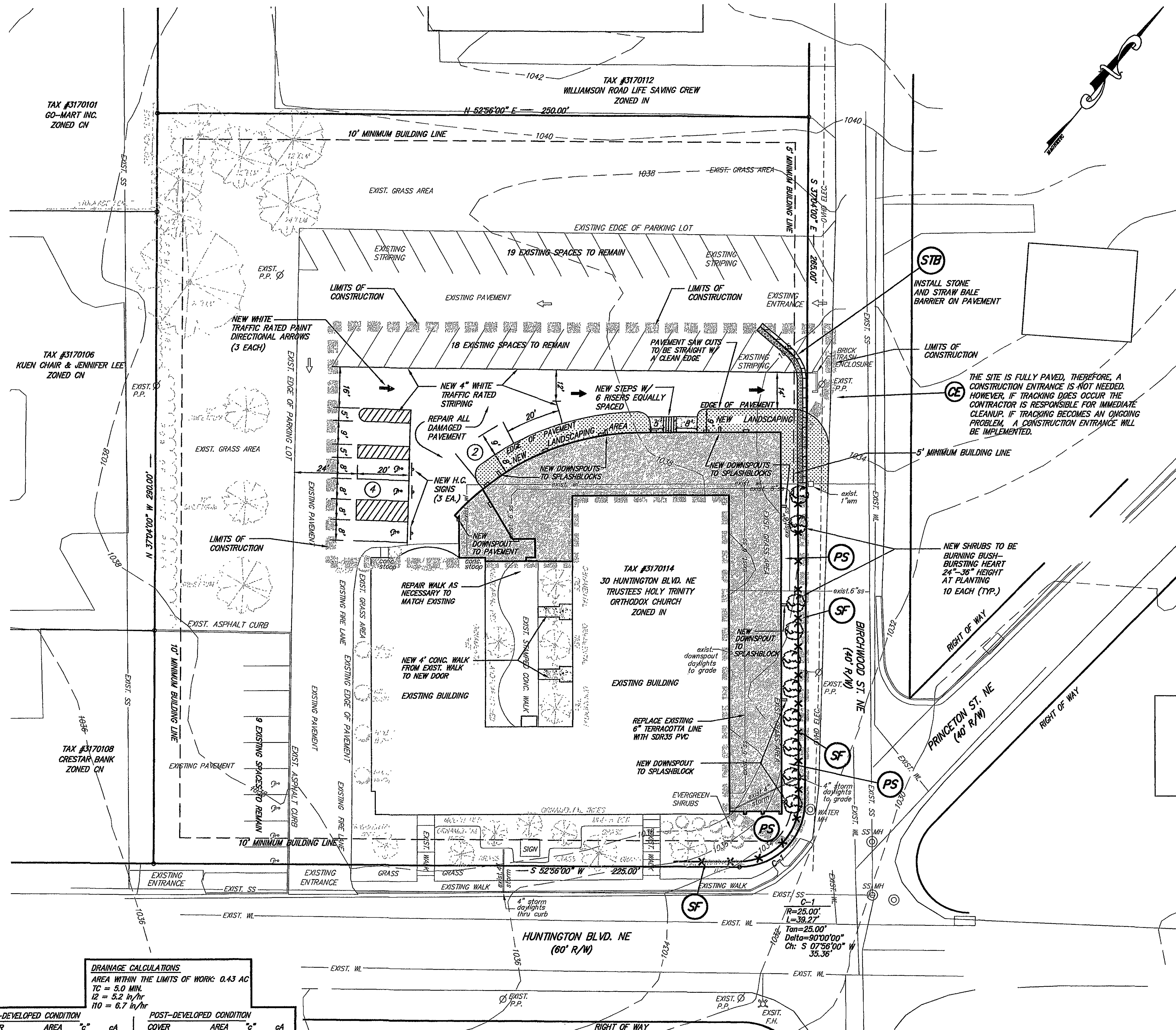
### POST-DEVELOPED CONDITION

COVER	AREA	"c"	cA
PAVEMENT	0.22 AC.	0.90	0.20
BUILDING	0.13 AC.	0.90	0.12
GRASS	0.08 AC.	0.40	0.03
TOTAL	0.35		

### POST-DEVELOPED FLOWRATE:

Q 2-YR = 5.2 x 0.35 = 1.82 cfs  
Q 10-YR = 6.7 x 0.35 = 2.35 cfs

(ADDITIONAL LANDSCAPING ADDED TO ACCOMMODATE THE MINOR INCREASE IN POST-DEVELOPED SITE RUNOFF)



DATE: FEB 19, 2007

REVISIONS: JULY 16, 2007

REVISIONS:   
Δ   
Δ   
Δ   
Δ

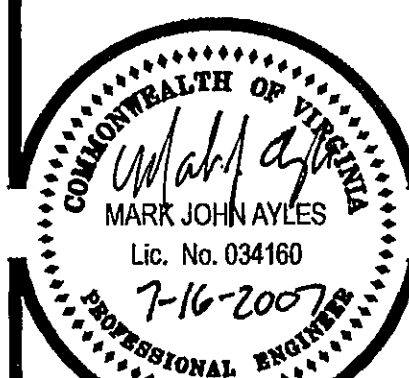
**HUGHES ASSOCIATES ARCHITECTS**  
Architecture • Planning • Consulting

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

TEL (540) 342-4002  
FAX (540) 342-2060  
www.HughesArchitects.com

ADDITIONS & RENOVATIONS FOR  
**HOLY TRINITY GREEK ORTHODOX CHURCH**  
Huntington Blvd. NE  
Roanoke, VA

**SITE DEVELOPMENT PLAN**



COMMISSION No.

06001

SHEET

**SP-2**

No. 3 of 5

© COPYRIGHT 2007  
HUGHES ASSOCIATES ARCHITECTS  
A PROFESSIONAL CORPORATION

GRAPHIC SCALE



( IN FEET )

1 inch = 20 ft.