MOUNT PLEASANT ELEMENTARY SCHOOL 2009

GENERAL NOTES:

- OWNER/DEVELOPER: COUNTY SCHOOL BOARD OF ROANOKE CO 5937 COVE ROAD, NW ROANOKE, VIRGINIA 24019
- . TAX PARCEL NUMBERS: 79-4-1-4, 79-2-1-68 * ALL WORK PROPOSED IN THESE PLANS IS TO BE DONE WITHIN THE ABOVE LISTED TAX PARCELS.
- 3. LEGAL REFERENCE: PLAT 001700190, DEED 009590779 PLAT 004680500, DEED 026700296
- TOTAL AREA OF PARCELS: 683,020 SQ. FT. (15.68 AC.)
- 5. TOTAL DISTURBED AREA: 351,965 SQ. FT. (8.08 AC.)
- 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 MAPPING PROVIDED BY ROANOKE COUNTY AND ACTUAL FIELD SURVEYS BY ANDERSON AND ASSOCIATES IN

- PARKING SPACES SHALL BE DELINEATED BY 4" STRIPING.
- DISTANCES AND RADII REFERRED TO ARE TO THE EDGE OF PAVEMENT, OR FACE OF CURB, UNLESS OTHERWISE
- 9. ALL SIDEWALKS ARE TO BE FLUSH WITH ADJACENT GRADES, UNLESS OTHERWISE NOTED.
- 10. CONTRACTOR SHALL VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS, PRIOR TO STAKING BUILDING.
- 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
- 12. A PRE-CONSTRUCTION MEETING WITH ROANOKE COUNTY, AND VDOT WILL BE HELD PRIOR TO CONSTRUCTION
- 13. 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).
- I. 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.
- 15. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH ROANOKE COUNTY STANDARDS AND SPECIFICATIONS.
- 16. UNLESS SHOWN OR SPECIFIED OTHERWISE, METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH YDOT ROAD AND BRIDGE STANDARDS LATEST EDITION, AND YDOT ROAD AND BRIDGE SPECIFICATIONS, LATEST EDITION.
- 17. CONTRACTOR SHALL COORDINATE INSTALLATION OF PERMANENT ELECTRICAL SERVICE, TELEPHONE SERVICE, GAS SERVICE AND CABLE TV.
- 18. 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.
-). ALL UTILITIES WILL BE VISUALLY INSPECTED BY THE WESTERN VIRGINIA WATER AUTHORITY INSPECTOR PRIOR TO BACKFILLING THE TRENCHES, INCLUDING ALL UTILITY CROSSINGS.
- 20. ALL UTILITIES TO BE MAINTAINED BY THE WESTERN VIRGINIA WATER AUTHORITY SHALL BE WITHIN DEDICATED RIGHTS-OF-WAY OR EASEMENTS.
- 1. BACKFLOW PREVENTORS TO BE PROVIDED BY THE OWNER AS REQUIRED BY WESTERN VIRGINIA WATER AUTHORITY CROSS-CONNECTION PROGRAM.
- 22. 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.
- 23, STREET LIGHTS SHALL BE BILLED ON SEPARATE ACCOUNTS BASED ON THE TYPE OF LIGHT INSTALLED. NO METER
- SHALL BE INSTALLED. 24. ALL UTILITIES SHALL BE UNDERGROUND INSTALLATION.
- 25. ALL ACTIVITIES IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO YDOT WORK AREA PROTECTION MANUAL, (MOST RECENT EDITION)
- 25. ALL COMPACTION DENSITIES SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- 26. UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE ABOVE-GROUND STRUCTURES (VALVES, MANHOLES, ETC.) AND EXISTING COUNTY UTILITY MAPPING
- 27. PAVEMENT WORK WITHIN THE RIGHT-OF-WAY REQUIRES THE FOLLOWING INSPECTIONS: . SUBGRADE PRIOR TO PLACEMENT OF BASE STONE B. BASE STONE PRIOR TO PLACEMENT OF PAVEMENT C. PAVEMENT
- 28. MINIMUM PAVEMENT SHALL BE IN ACCORDANCE WITH PAVING PLAN (SHEET C2-02).
- 29. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. DESIGNATED 100 YEAR FLOOD ZONE. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON F.E.M.A. MAP NO. 51161C0256 G. EFFECTIVE DATE OF SEPTEMBER 28, 2007. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
- 30. RIGHT-OF-WAY, LOT LINES AND EASEMENTS ARE DEDICATED ON PLATS SEPARATE FROM THESE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN APPROVED E&SC/STORM WATER POLLUTION PREVENTION PLAN FOR ANY OFFSITE GRADING AND FOR OBTAINING AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AND STORM WATER POLLUTION PREVENTION PLAN BEFORE OFFSITE GRADING CAN BEGIN. ALL FILL OR BORROW AREAS ASSOCIATED WITH THE PROJECT WILL HAVE TO BE PROVIDED TO THE COUNTY OF ROANOKE FOR APPROVAL.
- 32. ALL SWALES, DITCHES AND NATURAL WATER COURSES NEED TO BE REVIEWED BY VDOT DURING AND AFTER CONSTRUCTION TO ENSURE COMPLIANCE WITH MINIMUM STANDARD 19 (MS--19). IF EROSION SCOUR IS OCCOURING THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL CORRECTIVE MEASURES.
- I SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN
- . CONSTRUCTION OF ALL UTILITIES TO BE DEDICATED TO WESTERN VIRGINIA WATER AUTHORITY SHALL ADHERE TO THEIR SPECIFICATIONS, AND SHALL BE INSPECTED BY THE WESTERN WATER AUTHORITY PRIOR TO ACCEPTANCE.
- 38. ALL RETAINING WALLS EXCEEDING 2' IN HEIGHT MUST BE PERMITTED THROUGH THE ROANOKE COUNTY BUILDING COMMISSIONER. WALLS EXCEEDING 4' IN HEIGHT SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN VIRGINIA. AN INDIVIDUAL BUILDING PERMIT SHALL BE REQUIRED FOR EACH WALL TO BE CONSTRUCTED.
-). ALL STRUCTURES EXCEEDING 4.0' IN DEPTH WILL HAVE STEPS AND ALL STRUCTURES EXCEEDING 12.0' IN DEPTH SHALL HAVE A SAFETY SLAB PER VDOT STANDARD 106.14.
- 40. SIGNAGE IS PERMITTED SUBJECT TO ROANOKE COUNTY SIGN REGULATION SECTION 30-93. A SEPARATE SIGN PERMIT IS REQUIRED UPON APPROVAL OF THIS SITE PLAN.
- 41. ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS) AND OUTDOOR STORAGE AREAS IN ALL ZONING DISTRICTS SHALL BE SCREENED FROM SURROUNDING VIEWS PER SECTION 30-92-5. HEIGHT OF SCREENING MUST BE A MINIMUM OF
- 42. GROUND LEVEL AND ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED PER SECTION
- 43. COMMERCIAL AND INDUSTRIAL USE TYPES SHALL SCREEN FROM SURROUNDING VIEWS ALL ARTICLES AND MATERIALS BEING STORED, MAINTAINED, REPAIRED, PROCESSED, ERECTED, FABRICATED, DISMANTLED, OR SALVAGED. ARTICLES AND MATERIALS AVAILABLE FOR RETAIL SALE BY A COMMERCIAL USE TYPE SHALL BE EXEMPT FROM THIS REQUIREMENT.
- 44. CONTRACTOR SHALL ENSURE THAT EGRESS FOR FIRE ACCESS FOR THE SITE IS MAINTAINED AT ALL TIMES.

30-92-5

- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK WITH PRIVATE UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO: GAS, POWER, TELEPHONE, AND CABLE. OWNER SHALL BE RESPONSIBLE FOR PAYING THESE FEES DIRECTLY TO THE PRIVATE UTILITY OWNERS OUTSIDE OF THE CONTRACT AMOUNT: THE CONTRACTOR MAY ARRANGE TO INSTALL THE CONDUITS FOR THE POWER COMPANY, IN WHICH CASE THIS COST TOO SHALL BE PAID FOR BY THE OWNER OUTSIDE THE CONTRACT AMOUNT, IN ADDITION TO COORDINATION OF THE RELOCATION OF ALL PRIVATE UTILITIES WITH THE PRIVATE UTILITY OWNERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINAL RESTORATION WORK REQUIRED TO COMPLETE THE INSTALLATION PROCESS; THIS RESTORATION WORK SHALL INCLUDE ASPHALT PAVEMENT PATCHING, CONCRETE REPLACEMENT, OR TOPSOIL AND PERMANENT SEEDING, CORRESPONDING TO THE GROUND COVER ENCOUNTERED DURING INSTALLATION OF THE PRIVATE UTILITY.
- 46. PARKING AREA LIGHTING SHALL BE BY LAWRENCE PERRY & ASSOCIATES, INC. LIGHTING FACILITIES SHALL BE ARRANGED AND INSTALLED, AND THE LIGHT SOURCE SHIELDED, TO ELIMINATE GLARE ON ADJACENT PROPERTY AND "ON ANY PUBLIC RIGHT-OF-WAY. NO LIGHTING FIXTURE SHALL EXCEED A HEIGHT OF 15 FEET IN A RESIDENTIAL DISTRICT OR 30 FEET IN A BUSINESS DISTRICT. FOOT CANDLE READING MUST NOT EXCEED 0.5 FOOT CANDLES AT THE PROPERTY LINE ADJOINING RESIDENTIALLY ZONED PARCELS PER SECTION 30-94-1 OF THE ROANOKE COUNTY ZONING ORDINANCE
- 47. A SPECIAL USE PERMIT HAS BEEN GRANTED TO THE ROANOKE COUNTY SCHOOLS FOR EDUCATIONAL FACILITIES. PRIMARY/SECONDARY IN A AR, AGRICULTURAL RESIDENTIAL DISTRICT TO CONSTRUCT AN ADDITION AND RENOVATION TO THE EXISTING MOUNT PLEASANT ELEMENTARY SCHOOL ON 9.4 ACRES LOCATED AT 3244 AND 3250 MOUNT PLEASANT BOULEVARD (TAX MAP NOS. 79.04-1-4 AND 4.1) IN THE VINTON MAGISTERIAL DISTRICT.

RENOVATIONS & ADDITIONS ROANOKE COUNTY PUBLIC SCHOOLS

VINTON MAGISTERIAL DISTRICT ROANOKE COUNTY, VIRGINIA

GENERAL EROSION & SEDIMENT CONTROL

- 1. EROSION AND SEDIMENT CONTROL MEASURES SHOWN ARE TO BE USED IN CONJUNCTION WITH THE EROSION AND SEDIMENT CONTROL NARRATIVE SUBMITTED WITH THIS PLAN.
- 2. THE NARRATIVE INCLUDES ADDITIONAL MEASURES SUCH AS DUST CONTROL, TEMPORARY SEEDING, PERMANENT SEEDING AND MULCHING. 3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE FROM ALL AREAS OF THE SITE.

WESTERN VIRGINIA WATER AUTHORITY NOTES:

- 1. THE CONTRACTOR SHALL CONTACT THE UTILITY DEPARTMENT AT 853-5700 AT LEAST 3 DAYS PRIOR TO REQUIRING ACTUAL CONNECTIONS.
- 2. THE CONTRACTOR SHALL INSTALL ALL SANITARY SEWER LATERALS FROM THE MAIN LINE TO THE PROPERTY LINE AND TO THE BUILDING; HOWEVER, THE UTILITY DEPARTMENT PERFORMS THE ACTUAL CONNECTION TO THE EXISTING LINE. THE UTILITY DEPARTMENT WILL CHARGE A CONNECTION FEE. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTION ITEMS; PAVEMENT REMOVAL AND REPLACEMENT, TRENCHING SHORING. TRAFFIC CONTROL MEASURES AND PERMITS.

SANITARY SEWER NOTES

ROANOKE COUNTY PUBLIC SCHOOLS.

----2100 ----

_x 90.56

AUTHORIZED AGENT

LEGEND:

- . A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING ALL MANHOLES AFTER PAVING. MANHOLE TOPS SHALL BE ADJUSTED TO GRADE IF NECESSARY.
- 3. ALL EXISTING UTILITIES MAY NOT BE SHOWN. OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES
- 4. BUSINESS CONNECTION IS TO BE MADE WITH 6" PIPE INSTALLED ON A MINIMUM GRADE OF 1/4 INCH TO FOOT IN THE RIGHT-OF-WAY.
- 5. LATERAL FROM SEWER MAIN SHALL BE P.V.C. OR DUCTILE IRON OF SUFFICIENT LENGTH TO PROVIDE TWO (2) FEET OF BEARING ON NATURAL GROUND. THE TRANSITION FROM DUCTILE IRON OR CONCRETE PIPE SHALL B
- MADE WITH AN ADAPTER COUPLING IN THE RIGHT-OF-WAY. 6. ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHTS-OF-WAY SHALL BE COMPACTED ACCORDING TO WESTERN VIRGINIA WATER AUTHORITY STANDARDS. LINES SHALL BE STAKED PRIOR TO CONSTRUCTION
- 3. THE CONTRACTOR SHALL COORDINATE WITH THE WESTERN VIRGINIA WATER AUTHORITY FOR THE CONNECTION TO THE EXISTING PUBLIC SEWER LINES. 9. ALL SANITARY SEWER LINE DEEPER THAN 12 FEET SHALL BE REINFORCED PVC APPROVED FOR DEPTHS

EROSION & SEDIMENT CONTROL CERTIFICATION:

I, ______, (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.

LIMITS OF DISTURBANCE LINE

PROPERTY LINE

= = =8"S== EXISTING SANITARY SEWER

6"W EXISTING WATERLINE

--- PROPOSED SANITARY SEWER

PROPOSED WATERLINE

=====24"==== EXISTING STORM SEWER

PROPOSED STORM SEWER

----- G ----- EXISTING GAS LINE

EXISTING TREELINE

- - OHE - - EXISTING OVERHEAD ELECTRIC

---- TV ----- EXISTING BURIED CABLE TV LINE

- - TEL - - EXISTING BURIED TELEPHONE LINE

- - - UGE- - - EXISTING BURIED ELECTRIC

EXISTING EDGE OF PAVEMENT

EXISTING 1' CONTOURS

PROPOSED 1' CONTOURS

EXISTING SPOT ELEVATION

PROPOSED SPOT ELEVATION

PROPOSED TOP CURB ELEVATION

PROPOSED STANDARD PAVEMENT

PROPOSED CONCRETE/SIDEWALK

PROPOSED GRAVEL

PROPOSED BUILDING

EXISTING FENCE LINE

BENCHMARK LOCATION

EXISTING UTILITY POLE

EXISTING GUY WIRE

PROPOSED HEAVY DUTY PAVEMENT

ACTUAL BUILDING COVERAGE %: 1.1% MAX. BUILDING HEIGHT: ACTUAL BUILDING HEIGHT 20 FT.

EXISTING TELEPHONE PEDESTA

EXISTING GAS VALVE

EXISTING GAS METER

EXISTING LIGHT POLE

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

EXISTING WATER VALVE

PROPOSED WATER VALVE

EXISTING WATER METER

PROPOSED WATER METER

EXISTING SEWER CLEANOUT

PROPOSED SEWER CLEANOUT

EXISTING SEWER MANHOLE

PROPOSED SEWER MANHOLE

EXISTING SHRUB

EXISTING TREE

PROPOSED TREE

EXISTING SIGN

PROPOSED SIGN

BORE HOLE/TEST PIT

IRON ROD FOUND

PROPERTY CORNER

IRON ROD SET

FENCE POST

TO BE REMOVED

EXISTING MAILBOX

EXISTING WELL

DRILL HOLE

TELE PED

- 1. NONE WITHOUT APPROVAL OF THE CONSULTING ENGINEER AND
- 2. ANY NEW ALIGNMENTS, CHANGE IN GRADES, ALTERNATIVE PIPE SIZES OR MANHOLES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. COUNTY ENGINEERS WILL REVIEW PLANS WITHIN ONE DAY OF SUBMITTAL. PLAN SHEETS CAN BE 8.5 X 11 IF THE INFORMATION IS LEGIBLE.

SITE SUMMARY CONT'D: SITE SUMMARY: PUBLIC SCHOOL PROPOSED USE:

PROPOSED USE: TAX MAP #: 079:02-01-68.00-0000 TAX MAP #: SETBACK REQUIREMENTS: FRONT YARD: SETBACK REQUIREMENTS: FRONT YARD: SIDE YARD: SIDE YARD: REAR YARD: 25 FT. REAR YARD: 25 FT. MIN. FRONTAGE REQ'D MIN. FRONTAGE REQ'D: N/A FT. **ACTUAL FRONTAGE:** 530 FT. ACTUAL FRONTAGE: N/A FT. MAX. LOT COVERAGE 9 MAX. LOT COVERAGE %: ACTUAL LOT COVERAGE %: 29.0% ACTUAL LOT COVERAGE %: 2.8% MAX. BUILDING COVERAGE % 30%

L BUILDING COVERAGE %: BUILDING HEIGHT: L BUILDING HEIGHT:	13.2% 45 FT. 20 FT.	ACTUAL BUILDING COMMAX. BUILDING HEIG ACTUAL BUILDING HE
ONING: OSED USE:	ARS PUBLIC SCHOOL	TAX MAP #:
AP #:	079.04-01-04.00-0000	TOTAL ACTUAL FROM

νι Α.·	. 079.04-01-04.00-0000
ACK_REQUIREMENTS:	
T YARD:	30 FT.
YARD:	· 15 FT.
YARD:	25 FT.
FRONTAGE REQ'D:	90 FT.
AL FRONTAGE:	97 FT.
LOT COVERAGE %:	50%
AL LOT COVERAGE %:	9.6%

- MAX. BUILDING COVERAGE %: 20%
 - HANDICAP SPACES PROVIDED: BUS SPACES PROVIDED: LOADING SPACES REQ'D: LOADING SPACES PROVIDED: STACKING SPACES REQ'D: STACKING SPACES PROVIDED: DENSITY OF DEVELOPMENT:
 - (UNITS PER ACRE) REQUIRED BUFFER TYPE:
 - CROWN COVERAGE %:

CONSTRUCTION / FIELD CHANGES:

ABBREVIATION LEGEND:

JGHT POLI

OW POIN

LANDSCAPED ISLAND

POUND AIR CONDITIONER MINIMUM BUILDING LINI MAXIMUM AVERAGE MAIL BOX BENCHMARK MANHOLE BOTTOM OF CURB MON. MONUMENT NOT IN CONTRACT URB INLE CONCRETE MASONRY UNIT NOW OR FORMERLY CUBIC YARD NORTHBOUND LANE NEW RIVER VALLEY CABLE TELEVISION OUTSIDE DIAMETER OWNER FURNISHED CONTRACTOR INSTALLED CORRUGATED METAL PIPE CLEAN--OUT OVERHEAD OVERHEAD ELECTRIC CONCRETE PUBLIC UTILITY PUBLIC UTILITY AND DRAINAGE EASEMENT DEED BOOK PUBLIC UTILITY EASEMENT DRAINAGE EASEMENT POLYETHYLENE DUCTILE IRON PIPE DECIDUOUS PROPOSED POUNDS PER SQUARE INCH DEGREES POLYVINYLCHLORIDE DRAINFIELD CORNER PAVEMENT R.R. RAILROAD RIGHT-OF-WAY REINFORCED CONCRETE PIPE DWELLING REFERENCE REQUIRED RETAINING EDGE OF GRAVEI EDGE OF PAVEMENT REVISION REV. RTE. EASTBOUND LANE ROUTE LEVATION RAILWAY STORM DRAIN EDGE OF WATER EASEMENT STORM DRAIN MANHOLE EVERGREEN SOUTHBOUND LANE EXTENSION SCHEDULE FEDERAL EMERGENCY MANAGEMENT AGENCY **SPECIFICATION** F.I.R.M. LOOD INSURANCE RATE MAP SEPTIC TANK SANITARY SEWER SSEW SANITARY SEWER MANHOLE FINISH FLOOR GAS METER STORMWATER MANAGEMENT EASEMENT GATE VALVE STORMWATER MANAGEMENT FACILIT GAY AND NEEL GALLONS PER MINUTE TOP OF CURB/CONCRETE TERRA COTTA PIPE GROUND HIGH POINT TOP OF BANK H.U.D. HOUSING AND URBAN DEVELOPMENT TOP OF SLOPE HANDICAPPED TOP OF WALL TYPICAL HIGH DENSITY POLYETHYLENE PIPE UNDERGROUND HEADWALL UNITED STATES NSIDE DIAMETER VIRGINIA DEPARTMENT OF TRANSPORTATION VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK NSTRUMENT INTERSECTION WELDED WIRE FABRIC WESTBOUND LANE INVERT I WATER METER

SHEET TITLE

PUBLIC SCHOOL 079.04-01-04.01-0000

MAX. BUILDING COVERAGE %: 20% COVERAGE % HEIGHT: 20 FT.

ALL PARCELS ONTAGE 627 FT TAL ACTUAL LOT COVERAGE %: 41.4% FOTAL ACTUAL BUILDING COVERAGE %: 15.7%

1 SPACE PER EMPLOYEE PARKING FORMULA: TOTAL PARKING SPACES REQ'D: 45 SPACES (45 STAFF) TOTAL PARKING SPACES PROVIDED: 122 SPACES HANDICAP SPACES REQ'D: 3 SPACES 6 SPACES 12 SPACES 1 SPACE 2 SPACES 0 SPACES O SPACES

WATER VALVI

WOVEN WIRE

TRANSFORMER

XFMR

SEE NOTE, SHEET C6-01

WATERLINE PROFILES SANITARY SEWER DETAILS WATERLINE DETAILS FIRE APPARATUS DETAILS

EROSION & SEDIMENT CONTROL PLAN - PHASE 1 EROSION & SEDIMENT CONTROL PLAN - PHASE 1 CONTINUED

EROSION & SEDIMENT CONTROL PLAN - PHASE 2 EROSION & SEDIMENT CONTROL PLAN - PHASE 2 CONTINUED

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LANDSCAPING PLAN LANDSCAPING PLAN CONTINUED

GENERAL EROSION & SEDIMENT CONTROL NOTES:

- ES-1: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE %%uVIRGINIA EROSION AND %%uSEDIMENT CONTROL HANDBOOK%%u AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
- ES-2: THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE- CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
- ES-3: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP ES-4: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE ES-5: PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL
- SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY ES-6: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING
- ES-7: ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS
- ES-8: DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE. ES-9: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

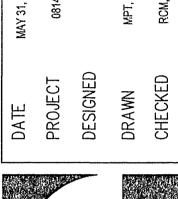
SPECIAL USE PERMIT CONDITIONS:

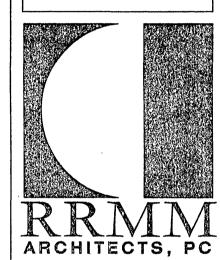
- 1. A 100-FOOT WOODED BUFFER FOR SCREENING PURPOSES SHALL BE MAINTAINED ADJACENT TO THE BLUE
- 2. THIS ORDINANCE (#0522609-20) SHALL BE IN FULL FORCE AND EFFECT THIRTY (30) DAYS AFTER ITS FINAL PASSAGE. ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE BE, AND THE SAME HEREBY ARE, REPEALED. THE ZONING ADMINISTRATOR IS DIRECTED TO AMEND THE ZONING DISTRICT MAP TO REFLECT THE CHANGE IN ZONING CLASSIFICATION AUTHORIZED BY THIS ORDINANCE.

OWNER/DEVELOPER CERTIFICATION

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 ROANOKE COUNTY FOR APPROVAL. I AGREE TO POST ALL REQUIRED BONDS WITH THE TOWN FOR THIS DEVELOPMENT AND ACKNOWLEDGE ALL IMPROVEMENTS MUST BE COMPLETED TO THE TOWN'S SATISFACTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

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ADDITIONS ංජ OVATIONS

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GNI JN

SHEET