

Drawn File: P:\2014\12060015 - Round Hill Phase IV 2015 RFB Study Date: 11-10-2015 - 11:03am

MINIMUM STANDARDS

- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR. THE LOCATION OF SEEDING IS SHOWN ON THE EROSION CONTROL PLAN SHEET AND SPECIFIED ON THE EROSION CONTROL DETAIL SHEET.
 - DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE. SOIL STOCKPILE AREAS ARE SHOWN ON THE EROSION CONTROL PLAN SHEET. THERE WILL BE NO ON-SITE BORROW AREAS.
 - A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION. ALL DISTURBED AREAS, NOT PERMANENTLY STABILIZED, SHALL RECEIVE PERMANENT SEEDING AS SHOWN ON THE EROSION CONTROL PLAN SHEET.
 - SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPLOD LAND DISTURBANCE TAKES PLACE. INLET PROTECTION IS SHOWN ON THE EROSION CONTROL PLAN SHEET & EXPLAINED IN THE E&S NARRATIVE.
 - STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION. ALL DENUDED AREAS, INCLUDING, BUT NOT LIMITED TO THE NEW POND EMBANKMENT, ARE TO RECEIVE SEEDING.
 - SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN. NOT APPLICABLE.
 - CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED. TALL PROPOSED SLOPES ARE GRADED AT A 3:1 OR FLATTER, AND WILL RECEIVE PERMANENT SEEDING AND MULCHING IMMEDIATELY AFTER CONSTRUCTION. IF THE EMBANKMENT IS ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION, CORRECTIVE SLOPE STABILIZING MEASURES ARE REQUIRED.
 - CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL. FLUME OR SLOPE DRAIN STRUCTURE. IF CONCENTRATED RUNOFF CAUSES EROSION DOWN A CUT OR FILL SLOPE, THE CONCENTRATED FLOW IS TO BE CAPTURED AND CONTAINED IN A STORM SYSTEM OR ADEQUATE CHANNEL, AND THE SLOPE REPAIRED AND STABILIZED.
 - WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED. NOT APPLICABLE AS NO UNDISCOVERED WATER WAS ENCOUNTERED BY SOIL SITE TESTING.
 - ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT. INLET PROTECTION AND OTHER MEASURES ARE SHOWN ON THE EROSION CONTROL PLAN SHEET.
 - BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LININGS SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL. EXISTING OUTLET PROTECTION WILL BE MAINTAINED AS NEEDED.
 - WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS. NOT APPLICABLE.
 - WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED. NOT APPLICABLE.
 - ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET. NOT APPLICABLE.
 - THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED. NOT APPLICABLE.
 - UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA: THE E&S PLAN SPECIFIES THAT NO MORE THAN 500 LF OF TRENCHING IS ALLOWED AT OPEN AT ANY ONE TIME AND ALONG WITH THE OTHER APPLICABLE NOTES.
 - NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
 - 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.
 - MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
 - RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
 - APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
 - WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES. A CONSTRUCTION ENTRANCE IS SHOWN ON THE EROSION CONTROL PLAN SHEET AND IS CURRENTLY INSTALLED.
 - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION. THIS IS NOTED WITHIN THE E&S NARRATIVE.
 - PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA:
 - CONCENTRATED STORMWATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE OR STORM SEWER SYSTEM. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTREAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED.
 - ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE FOLLOWING MANNER:
 - THE APPLICANT SHALL DEMONSTRATE THAT THE TOTAL DRAINAGE AREA TO THE POINT OF ANALYSIS WITHIN THE CHANNEL IS ONE HUNDRED TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE PROJECT IN QUESTION; OR
 - (a) NATURAL CHANNELS SHALL BE ANALYZED BY THE USE OF A TWO-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED OR BANKS; AND
 - (b) ALL PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP ITS BANKS AND BY THE USE OF A TWO-YEAR STORM TO DEMONSTRATE THAT STORMWATER WILL NOT CAUSE EROSION OF CHANNEL BED OR BANKS; AND
 - (c) PIPES AND STORM SEWER SYSTEMS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR STORM TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE PIPE OR SYSTEM.
 - IF EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL:
 - IMPROVE THE CHANNEL TO A CONDITION WHERE A TEN-YEAR STORM WILL NOT OVERTOP THE BANKS AND A TWO-YEAR STORM WILL NOT CAUSE EROSION TO THE CHANNEL BED OR BANKS; OR
 - IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE TEN-YEAR STORM IS CONTAINED WITHIN THE APPURTENANCES; OR
 - DEVELOP A POST-DEVELOPMENT PEAK RUNOFF RATE THAT IS LESS THAN THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TEN-YEAR STORM TO INCREASE OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TEN-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MAN-MADE CHANNEL; OR
 - PROVIDE A COMBINATION OF CHANNEL IMPROVEMENTS, STORMWATER DETENTION OR OTHER MEASURES WHICH IS SATISFACTORY TO THE PLAN APPROVING AUTHORITY TO PREVENT DOWNSTREAM EROSION.
 - THE APPLICANT SHALL PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS.
 - ALL HYDROLOGICAL ANALYSES SHALL BE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT OF THE SUBJECT PROJECT.
 - IF THE APPLICANT CHOOSES AN OPTION THAT INCLUDES STORMWATER DETENTION HE SHALL OBTAIN APPROVAL FROM THE LOCALITY OF A PLAN FOR MAINTENANCE OF THE DETENTION FACILITIES. THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMENTS OF THE FACILITY AND THE PERSON RESPONSIBLE FOR PERFORMING THE MAINTENANCE.
 - OUTFALL FROM A DETENTION FACILITY SHALL BE DISCHARGED TO A RECEIVING CHANNEL, AND ENERGY DISSIPATORS SHALL BE PLACED AT THE OUTFALL OF ALL DETENTION FACILITIES AS NECESSARY TO PROVIDE A STABILIZED TRANSITION FROM THE FACILITY TO THE RECEIVING CHANNEL.
 - ALL ON-SITE CHANNELS MUST BE VERIFIED TO BE ADEQUATE.
 - INCREASED VOLUMES OF SHEET FLOWS THAT MAY CAUSE EROSION OR SEDIMENTATION OF ADJACENT PROPERTY SHALL BE DIVERTED TO A STABLE OUTLET, ADEQUATE CHANNEL, PIPE OR PIPE SYSTEM, OR TO A DETENTION FACILITY.
 - IN APPLYING THESE STORMWATER RUNOFF CRITERIA, INDIVIDUAL LOTS OR PARCELS IN A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL NOT BE CONSIDERED TO BE SEPARATE DEVELOPMENT PROJECTS. INSTEAD, THE DEVELOPMENT, AS A WHOLE, SHALL BE CONSIDERED TO BE A SINGLE DEVELOPMENT PROJECT. HYDROLOGIC PARAMETERS THAT REFLECT THE ULTIMATE DEVELOPMENT CONDITION SHALL BE USED IN ALL ENGINEERING CALCULATIONS.
 - ALL MEASURES USED TO PROTECT PROPERTIES AND WATERWAYS SHALL BE EMPLOYED IN A MANNER WHICH MINIMIZES IMPACTS ON THE PHYSICAL, CHEMICAL AND BIOLOGICAL INTEGRITY OF RIVERS, STREAMS AND OTHER WATERS OF THE STATE.
 - ANY PLAN APPROVED PRIOR TO JULY 1, 2014, THAT PROVIDES FOR STORMWATER MANAGEMENT THAT ADDRESSES ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS SHALL SATISFY THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS IF THE PRACTICES ARE DESIGNED TO (I) DETAIN THE WATER QUALITY VOLUME AND TO RELEASE IT OVER 48 HOURS; (II) DETAIN AND RELEASE OVER A 24-HOUR PERIOD THE EXPECTED RAINFALL RESULTING FROM THE ONE YEAR, 24-HOUR STORM; AND (III) REDUCE THE ALLOWABLE PEAK FLOW RATE RESULTING FROM THE 1.5, 2, AND 10-YEAR, 24-HOUR STORMS TO A LEVEL THAT IS LESS THAN OR EQUAL TO THE PEAK FLOW RATE FROM THE SITE ASSUMING IT WAS IN A GOOD FORESTED CONDITION, ACHIEVED THROUGH MULTIPLICATION OF THE FORESTED PEAK FLOW RATE BY A REDUCTION FACTOR THAT IS EQUAL TO THE RUNOFF VOLUME FROM THE SITE WHEN IT WAS IN A GOOD FORESTED CONDITION DIVIDED BY THE RUNOFF VOLUME FROM THE SITE IN ITS PROPOSED CONDITION, AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS AS DEFINED IN ANY REGULATIONS FORMULATED PURSUANT TO SECTION 62.1-44.15.54 OR SECTION 62.1-44.15.65 OF THE ACT.
 - FOR PLANS APPROVED ON AND AFTER JULY 1, 2014, THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF SECTION 62.1-44.15.52A OF THE ACT AND (SECTION 62.1-44.15.24 et seq. OF THE CODE OF VIRGINIA) AND ATTENDANT REGULATIONS, UNLESS SUCH LAND DISTURBING ACTIVITIES ARE IN ACCORDANCE WITH 9VAC25-810-45 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) PERMIT REGULATIONS.
 - COMPLIANCE WITH THE WATER QUANTITY MINIMUM STANDARDS SET OUT IN 9VAC25-810-66 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) PERMIT REGULATIONS SHALL BE DEEMED TO SATISFY THE REQUIREMENTS OF MINIMUM STANDARD 15.
- THE SITE IS DESIGNED TO ATTENUATE THE POST-DEVELOPMENT PEAK DISCHARGES TO PRE-DEVELOPMENT LEVELS. THE SITE CONTAINS AN UNDERGROUND STORMWATER MANAGEMENT SYSTEM TO DETAIN THE RUNOFF AS REQUIRED. THE SYSTEM DISCHARGES TO A STORM-SEWER SYSTEM AND THEN TO A SERIES OF DITCHES AND CULVERTS. THESE DOWNSTREAM SYSTEM WAS REDESIGNED AND IS CURRENTLY UNDER CONSTRUCTION. THE RUNOFF ENTERS LICK RUN NEAR GOULD STREET AT THE LICK DRAINAGE AREA. LESS THAN 1% OF THE DRAINAGE AREA AND THE DISCHARGES, THEREFORE, PER MINIMUM STANDARD 15B(1) OF THE EROSION & SEDIMENT CONTROL HANDBOOK, LICK RUN IS CONSIDERED AN ADEQUATE CHANNEL BECAUSE THE TOTAL DRAINAGE AREA OF LICK RUN AT THE POINT OF ANALYSIS IS AT LEAST ONE HUNDRED TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE PROJECT.
- STORMWATER QUALITY IS CONTROLLED BY THE USE OF AN UNDERGROUND STORM FILTER, STORMTECH, FIVE FILTRATION DEVICES, FILTERRA. THE AMOUNT OF PHOSPHORUS REMOVED IS GREATER THAN THE REQUIREMENTS TO ALLOW THE CONSTRUCTION LIMITS TO GROW AS NEEDED WITHOUT HAVING TO ADD ADDITIONAL WQ BMPs.
- THEREFORE, PER MINIMUM STANDARD 15B(1) OF THE EROSION & SEDIMENT CONTROL HANDBOOK, LICK RUN IS CONSIDERED AN ADEQUATE CHANNEL BECAUSE THE TOTAL DRAINAGE AREA OF LICK RUN AT THE POINT OF ANALYSIS IS AT LEAST ONE HUNDRED TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE PROJECT.

SITE PLAN SHEET INDEX

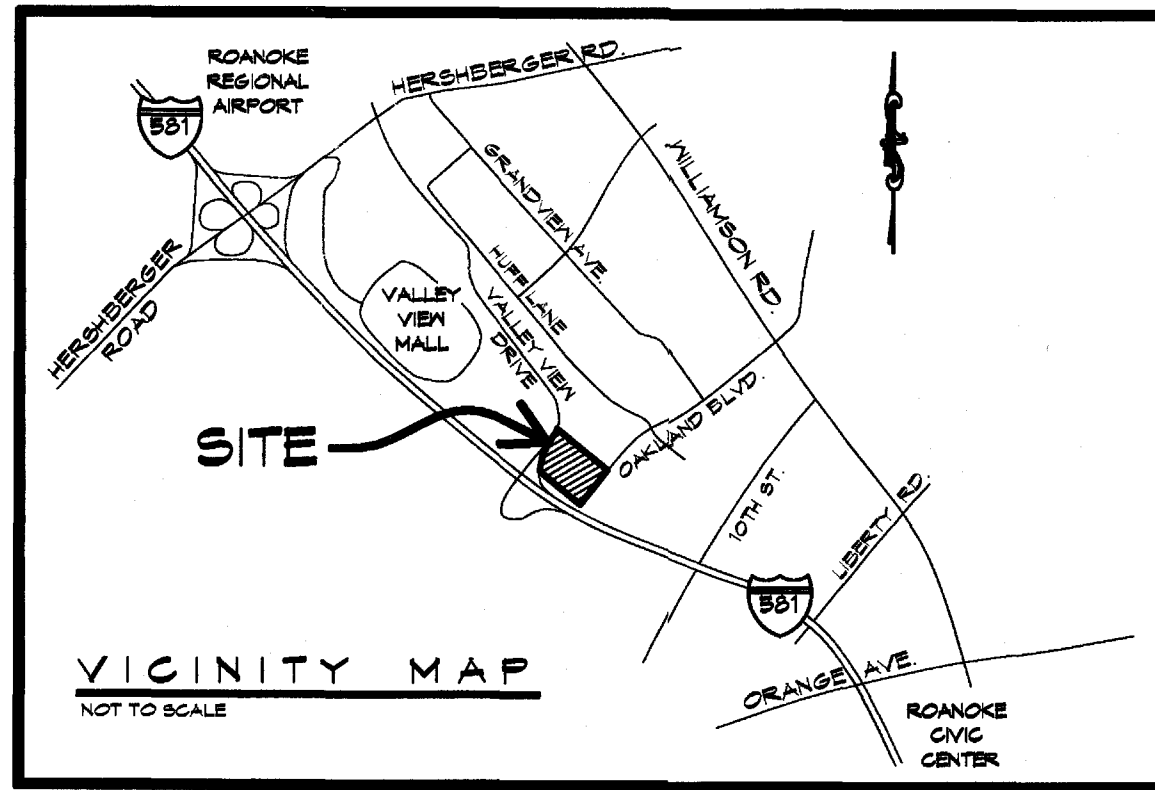
SHEET SP-1	SITE COVER SHEET & NOTES
SHEET SP-2	GENERAL SITE CONSTRUCTION NOTES
SHEET SP-3	EXISTING SITE
SHEET SP-4	SITE DEMOLITION PLAN
SHEET SP-5	SITE DEMOLITION PLAN
SHEET SP-5A	DIMENSIONAL LAYOUT PLAN
SHEET SP-6	BID ALTERNATE PLANS
SHEET SP-7	GRADING & DRAINAGE PLAN
SHEET SP-8	EROSION CONTROL PLAN
SHEET SP-9	LANDSCAPING PLAN
SHEET SP-10	SWM DETAILS
SHEET SP-11	SITE DETAILS
SHEET SP-12	DETAILS AND EROSION & SEDIMENT CONTROL DETAILS
SHEET SP-13	DRAINAGE DETAILS/DESCRIPTIONS
SHEET SP-14	LIGHTING FIXTURES & POLE DETAILS
	SITE DETAILS - NEW SHEET REVISION #4

SITE DATA:

OWNER:	CITY OF ROANOKE	BUILDING USE GROUP:	E - EDUCATIONAL
MAILING ADDRESS:	ROANOKE CITY PUBLIC SCHOOLS 40 DOUGLASS AVENUE NW ROANOKE, VA 24012	BUILDING CONSTRUCTION TYPE:	EXIST: 2B-NONCOMBUSTIBLE, UNPROTECTED PROP: 2B-NONCOMBUSTIBLE, UNPROTECTED
PROPERTY ADDRESS:	2020 OAKLAND BLVD. NW ROANOKE, VA 24012	INPUT DIMENSIONAL REGULATIONS:	
TAX PARCEL:	2250102	MIN. LOT AREA:	REQUIRED: N/A PROVIDED: 16.01 AC
LGL. DESCRIPTION:	ACREAGE OAKLAND	MAX. IMPERVIOUS SURFACE:	REQUIRED: 80% PROVIDED: 24.31%
PROPERTY AREA:	16.01 AC.	TREE CANOPY:	REQUIRED: 12% PROVIDED: 12.51%
PROPERTY ZONING:	INPUD	*PARKING DATA:	
INPUD ORDINANCE:	34549-021913	THE NUMBER OF PARKING SPACES IS BASED ON THE PROFFERED PLAN FOR THE INPUD DEVELOPMENT. THE INPUD PLANS INDICATE 123 PARKING SPACES. THESE PLANS ARE IN SUBSTANTIAL CONFORMITY TO THE PROFFERED PLANS, WITHIN 8%.	
FLOOD ZONE DATA:	FIRM PANEL: 51161C01626	EXISTING PROVIDED:	
CURRENT USE:	EDUCATIONAL FACILITIES, ELEMENTARY/MIDDLE/SECONDARY ROUND HILL ELEMENTARY SCHOOL 42,550 +/- SF. 620 STUDENTS, K-5	STANDARD SPACES:	75 SPACES
PROPOSED USE:	EDUCATIONAL FACILITIES, ELEMENTARY/MIDDLE/SECONDARY ROUND HILL ELEMENTARY SCHOOL 61,750 +/- SF. 810 STUDENTS, K-5	HANDICAP SPACES:	3 SPACES
BUILDING HEIGHT:	32.0' (PHASE IIB ADDITION) TWO-STORY ADDITION	TOTAL SPACES:	78 SPACES
		PROPOSED PROVIDED:	
		STANDARD SPACES:	130 SPACES
		HANDICAP SPACES:	3 SPACES (1V3 VAN ACCESSIBLE)
		TOTAL SPACES:	133 SPACES
		*PRIOR TO PHASE 1, THE SITE HAD A TOTAL OF 64 PARKING SPACES WITH THREE BEING DESIGNATED HC DISTURBED AREA DUE TO CONSTRUCTION: 3.0± ac	

GENERAL EROSION & SEDIMENT CONTROL NOTES FROM VESCH THIRD EDITION 1992

- 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 VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, AND VIRGINIA REGULATIONS 4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS.
- ES-2**
ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
- ES-3**
A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- ES-4**
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 TO THE PLAN APPROVING AUTHORITY FOR APPROVAL.
- ES-5**
THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO CONTROL EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
- 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 ACHIEVED.
- ES-8**
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.
- ES-9**
THE CONTRACTOR IS RESPONSIBLE FOR THE DAILY REMOVAL OF SEDIMENT THAT HAS BEEN TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE.
- ES-10**
SEEDING OPERATIONS SHALL BE INITIATED WITHIN 1 DAYS AFTER REACHING FINAL GRADE OR UPON SUSPENSION OF GRADING OPERATIONS FOR ANTICIPATED DURATION OF GREATER THAN 30 DAYS OR UPON COMPLETION OF GRADING OPERATIONS FOR A SPECIFIC AREA.
- ES-11**
PERMANENT VEGETATION SHALL NOT BE CONSIDERED ADEQUATELY STABILIZED UNTIL THE VEGETATION IS UNIFORM IN HEIGHT, DENSE OR THICK ENOUGH TO PREVENT EROSION AND MATURE ENOUGH TO SURVIVE.



NOTICE: ALL LANDOWNERS, DEVELOPERS AND CONTRACTORS FAILURE TO COMPLY WITH 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

- RIGHT-OF-WAY EXCAVATION PERMIT - PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS), A RIGHT-OF-WAY EXCAVATION PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.
- LAND DISTURBANCE PERMIT - AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.
- PLANS AND PERMITS - A COPY OF THE PLANS AS 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 CONSTRUCTION ENTRANCE SHALL BE AS SHOWN ON THE PLANS.
- 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 ENSURE THAT ALL BARRICADES PROPER AND NECESSARY FOR THE SAFETY OF 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 AND THE WESTERN VIRGINIA WATER AUTHORITY.
- APPROVED PLANS/CONSTRUCTION CHANGES - ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE EROSION AND SEDIMENT CONTROL AGENT PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.
- FINAL ACCEPTANCE/CITY - THE CONTRACTOR SHALL PREPARE AND SUBMIT ON BEHALF OF THE OWNER TO THE CITY OF ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FIELD SURVEYED FINAL CORRECT SET OF AS-BUILT PLANS OF THE NEWLY CONSTRUCTED STORM DRAINS AND THE STORMWATER MANAGEMENT FACILITIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE CITY. AS-BUILT PLANS SHALL BE PROVIDED IN THE STATE PLANE VIRGINIA SOUTH COORDINATE SYSTEM, NAD 1983, FIPS 4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

ROANOKE CITY NOTES:

- NO NEW GROUND LEVEL MECHANICAL EQUIPMENT, REFUSE AREAS, DUMPSTERS, OUTDOOR STORAGE OR SIGNS ARE PROPOSED.
- NO NEW ENTRANCE IS PROPOSED. THE ENTRANCE IS BEING REPAIRED DUE TO ASPHALT FAILURE OF THE EXISTING ENTRANCE ROAD.
- ALL NEW UTILITIES WILL BE INSTALLED UNDERGROUND.

SCREENING NOTES:

- NO NEW GROUND LEVEL MECHANICAL EQUIPMENT IS PROPOSED FOR THIS PHASE, PHASE IIB.
- ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED WITH A PERIMETER WALL WITH 100% OPACITY AND IT IS 4.0' HIGH. THIS WALL EXTENDS AROUND THE PERIMETER OF THE ENTIRE NEW ROOF FOR PHASE 3A, 3B AND 3C. NO ROOFTOP MECHANICAL EQUIPMENT WILL BE VISIBLE FROM ANY STREET FRONTAGE. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH SECTIONS 36.2-647 AND 649 OF THE ROANOKE CITY ZONING ORDINANCE. DETAILS OF THE SCREENING ARE SHOWN IN THE ARCHITECTURAL PLANS.
- THE LOCATION OF THE ROOFTOP MECHANICAL EQUIPMENT IS SHOWN ON SHEET 5 ALONG WITH THE UNIT HEIGHT.

DATE: April 1, 2015
REVISIONS:
May 28, 2015
July 28, 2015
Aug. 12, 2015
Dec. 07, 2015

HUGHES ASSOCIATES ARCHITECTS & ENGINEERS
Architecture • Engineering • Consulting

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

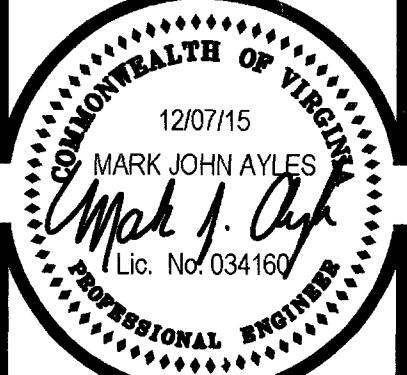
TEL (540) 342-4002
FAX (540) 342-2060
www.HughesArchitects.com

PHASE 3B
ROUND HILL
ELEMENTARY SCHOOL
2020 Oakland Blvd. NW
Roanoke, Virginia

DRAWN BY: mja
CHECKED BY: mja

SITE COVER
SHEET &
NOTES

SCHOOL PLAN NO.
124-43-00-101



COMMISSION NO.
12090.015

SHEET
SP-1

COPYRIGHT 2015
HUGHES ASSOCIATES
ARCHITECTS & ENGINEERS
A PROFESSIONAL CORPORATION