

GENERAL LANDSCAPING NOTES

- ALL LANDSCAPE PLANTINGS SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- ALL LANDSCAPE PLANTINGS SHALL CONFORM TO STANDARDIZED PLANT NAME AND SHALL BE WELL-FORMED, TRUE TO TYPE AND HAVE WELL-DEVELOPED ROOT SYSTEMS. ALL PLANTINGS SHALL BE SOUND, HEALTHY, AND FREE FROM DEFECTS.
- ALL PLANTING SHALL BE DONE DURING THE PROPER SEASON AND NO PLANTING SHALL BE DONE IN FROZEN SOIL OR DURING UNFAVORABLE WEATHER CONDITIONS.
- ALL TREES ARE TO BE LOCATED WITH RESPECT TO EXISTING OR PROPOSED UTILITIES.
- MULCH ALL PLANTINGS WITH A MINIMUM OF THREE INCHES OF SHREDDED OR CHIPPED
- ADJUSTMENTS MAY BE NECESSARY DUE TO PLANT AVAILABILITY.
- DUE TO ON-SITE CONDITIONS, IN-FIELD ADJUSTMENTS MAY BE NECESSARY.
- ALL PLANTING OF TREES, SHRUBS, ETC. SHALL BE DONE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATIONS, SECTION 605.



PROPOSED LOCATION FOR EROSION CONTROL MATTING INSTALLATION

EROSION CONTROL LEGEND

- (PS) PERMANENT SEEDING
- (TS) TEMPORARY SEEDING
- (IP) INLET PROTECTION
- (OP) OUTLET PROTECTION
- (CE) CONSTRUCTION ENTRANCE
- (SF) SILT FENCE
- (SR) SURFACE ROUGHENING
- (CD) CHECK DAM

PS PERMANENT SEEDING

TYPE A

15 OCTOBER TO 1 FEBRUARY
K-31 FESCUE @ 5 LB / 1000 SF
BORZY WINTER RYE @ 1/2 LB / 1000 SF

1 FEBRUARY TO 1 JUNE
K-31 FESCUE @ 5 LB / 1000 SF
ANNUAL RYE @ 1/2 LB / 1000 SF

1 JUNE TO 1 SEPTEMBER
K-31 FESCUE @ 5 LB / 1000 SF
GERMAN MILLET @ 1/2 LB / 1000 SF

1 SEPTEMBER TO 15 OCTOBER
K-31 FESCUE @ 5 LB / 1000 SF
ANNUAL RYE @ 1/2 LB / 1000 SF

LIME: 140 LB / 1000 SF PULVERIZED AGRICULTURAL LIMESTONE

FERTILIZER: 5-20-10 @ 25 LB / 1000 SF
38-0-0 @ 7 LB / 1000 SF

MULCH: SHALL BE USED OVER ALL SEEDED AREAS AND SHALL BE APPLIED IN ACCORDANCE WITH STANDARD AND SPECIFICATION 3.35 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.

SOIL CONDITIONING:

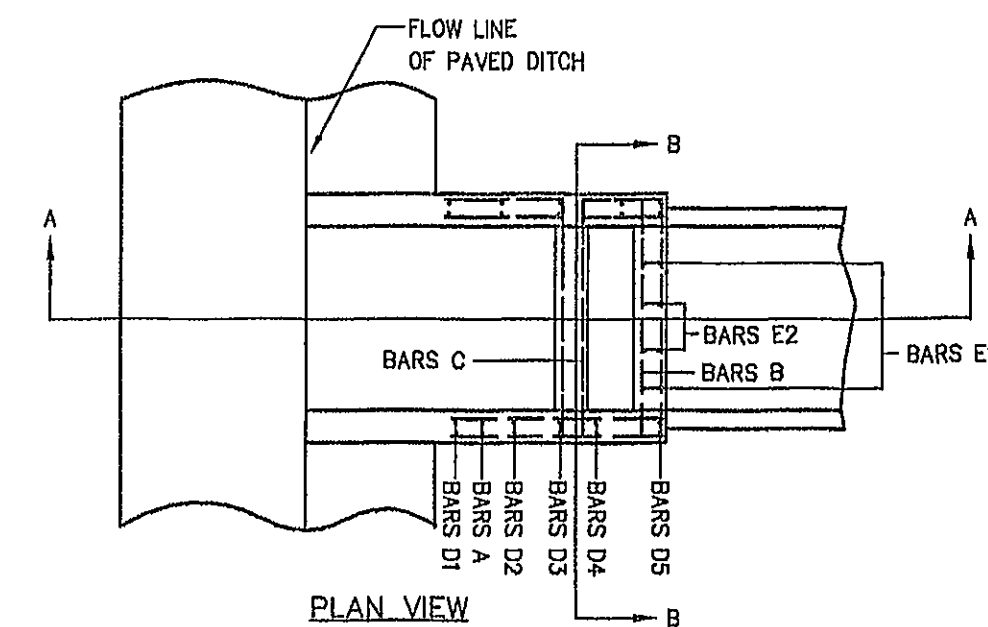
INCORPORATION OF LIME AND FERTILIZER, SELECTION OF CERTIFIED SEED, MULCHING, MAINTENANCE OF NEW SEEDINGS, AND RESEEDING SHALL BE IN ACCORDANCE WITH SPECIFICATIONS CONTAINED WITHIN THE VIRGINIA SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION. ADDITIONAL SEEDING TO BE PERFORMED AS REQUIRED BY THE INSPECTOR.

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

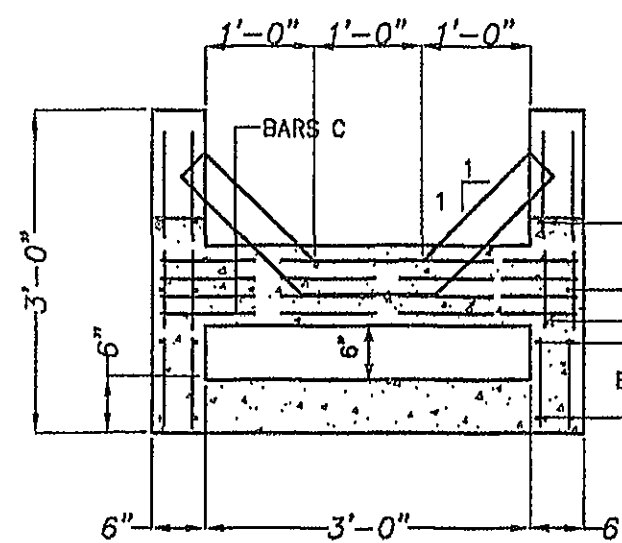
TYPE B (SLOPES 3:1 OR STEEPER)

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

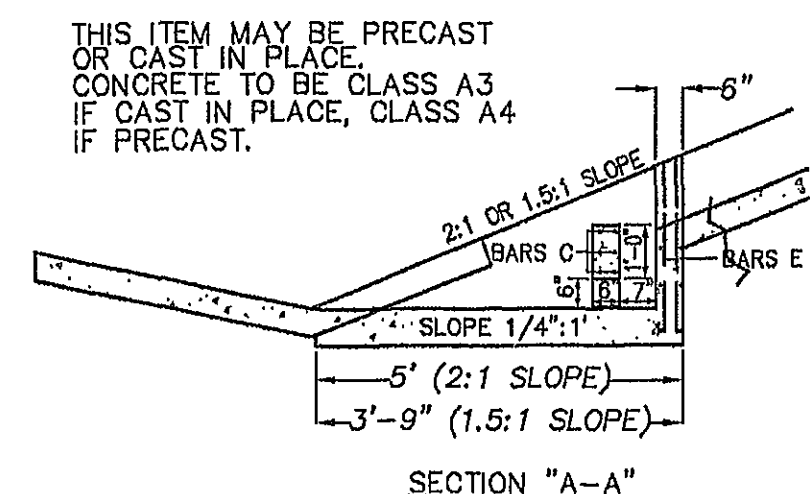


ENERGY DISSIPATER NTS



SECTION "B-B"

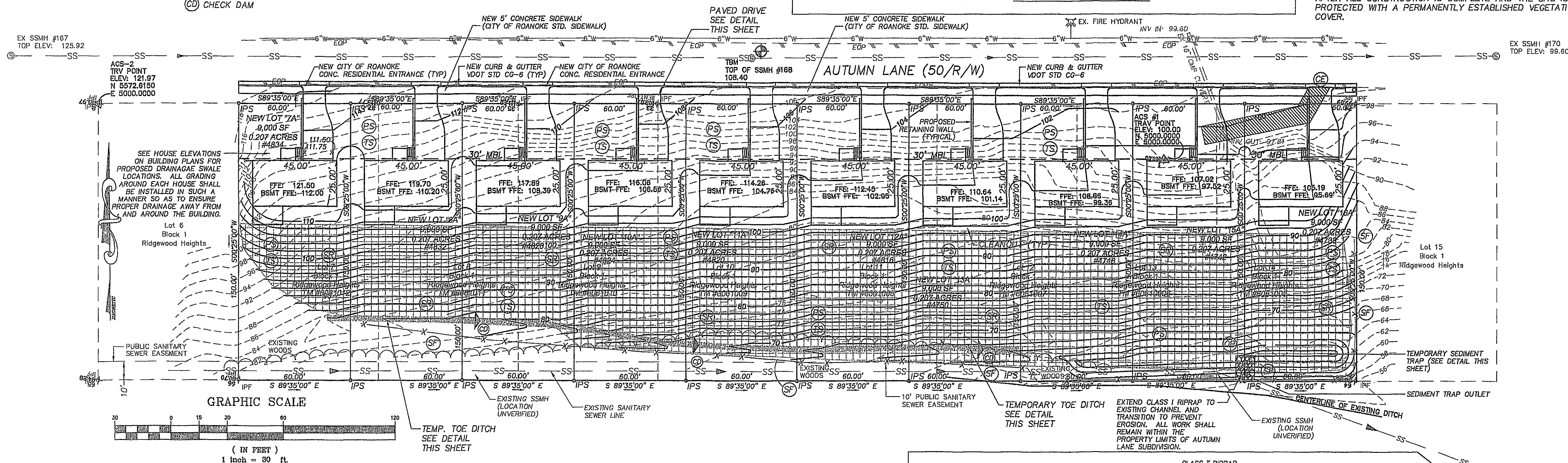
SOURCE: VDOT ROAD AND BRIDGE STANDARDS



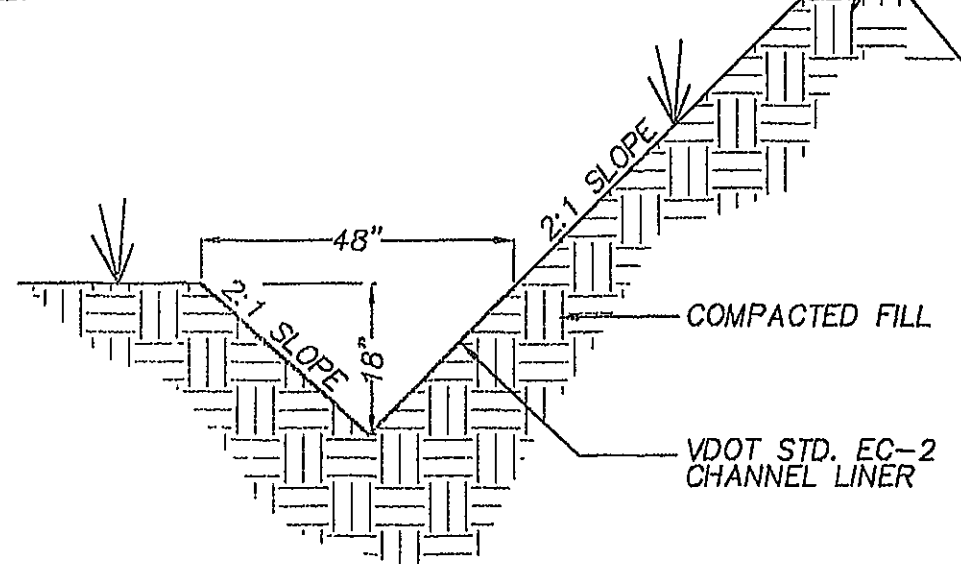
THIS ITEM MAY BE PRECAST OR CAST IN PLACE. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, CLASS A4 IF PRECAST.

GENERAL NOTES:

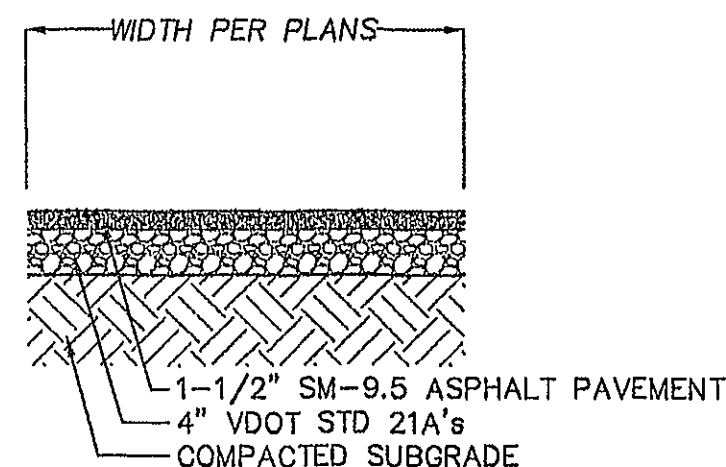
- SUBJECT DEVELOPMENT CONSISTS OF LOTS 7 THRU 14 OF BLOCK 1, SECTION 1 RIDGEWOOD HEIGHTS SUBDIVISION. SUBJECT PROPERTIES WERE ANNEXED INTO THE CITY OF ROANOKE FROM ROANOKE COUNTY.
- ZONING DESIGNATION: RS-2
- MINIMUM LOT FRONTAGE (REQ'D): 60 FEET
LOT FRONTAGE SHOWN: 60 FEET
- SIDE SETBACKS: 14 FEET (AS DETERMINED BY ZONING ORDINANCE)
- MINIMUM BUILDING LINE (FRONT): 30 FEET
- WATER AND SEWER SERVICE PROVIDED BY CITY OF ROANOKE. CITY OF ROANOKE UTILITY DEPARTMENT SHALL BE RESPONSIBLE FOR MAKING ALL WATER AND SEWER CONNECTIONS TO EXISTING CITY UTILITIES. CONTACT UTILITY DEPARTMENT 48 HOURS PRIOR TO PLANNED CONNECTION TO COORDINATE CONNECTION.
- ALL FILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR. FILL SHALL BE PLACED IN 8" LIFTS AND COMPACTED. ALL TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY AND THE RESULTS SUPPLIED TO THE CONSULTING ENGINEER.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING OPERATIONS. MEASURES SHALL BE INSPECTED ROUTINELY AND REPAIRED AS NECESSARY. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MEASURES.
- EROSION CONTROL MATTING SHALL BE INSTALLED ON FILL SLOPES BEHIND THE PROPOSED HOUSE SITES AT THE TIME OF PERMANENT SEEDING. MATTING SHALL BE VDOT STD EC-2 OR APPROVED EQUAL.
- THE TEMPORARY SEDIMENT TRAP SHALL BE REMOVED AFTER ALL CONSTRUCTION IS COMPLETE AND THE SITE IS PROTECTED WITH A PERMANENTLY ESTABLISHED VEGETATIVE COVER.



NOTE:
THE TOE DITCH SHOWN HEREON IS SHALL BE INSTALLED FOR EROSION CONTROL PURPOSES ONLY. THE DITCH SHALL BE REMOVED AFTER ALL GRADING OPERATIONS ARE COMPLETE. PERMANENT SEEDING SHALL BE APPLIED TO THE TOE DITCH AREA AFTER THE DITCH HAS BEEN REMOVED.

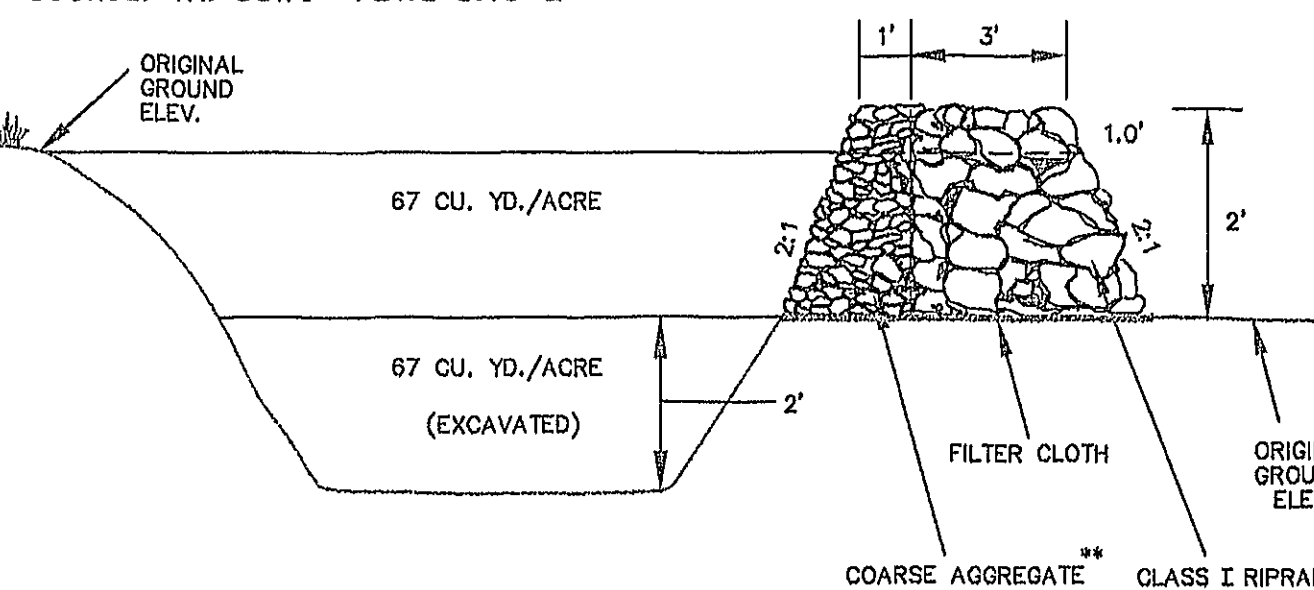


TOE DITCH DETAIL
NTS

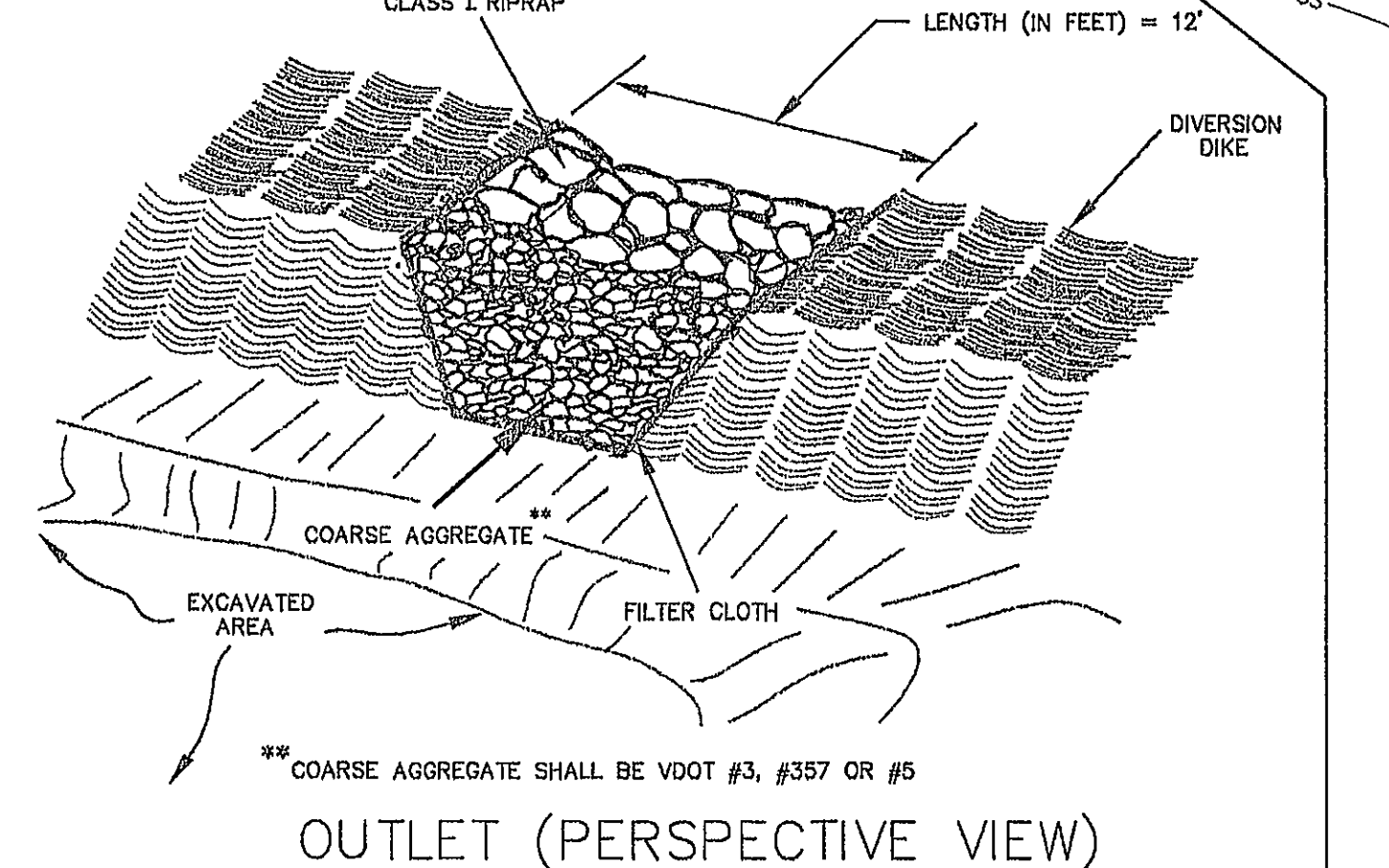


DRIVEWAY PAVEMENT DETAIL
NTS

SOURCE: VA. DSWC PLATE 3.13-2

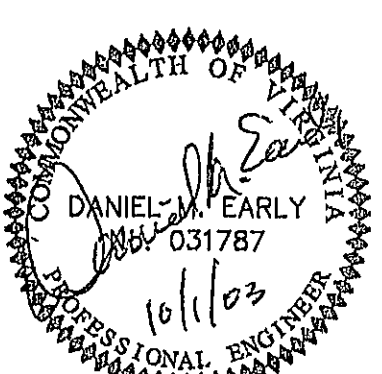


CROSS SECTION OF OUTLET



OUTLET (PERSPECTIVE VIEW)

TEMPORARY SEDIMENT TRAP DETAIL
NTS



ACS
DESIGN LLC
Architecture-Civil-Structural
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Roanoke, Virginia 24012
Phone: 540 776 8626
Fax: 540 776 8627

AUTUMN LANE SUBDIVISION SITE DEVELOPMENT PLAN CITY OF ROANOKE, VIRGINIA

DRAWN BY: DME

DESIGNED BY: DME

CHECKED BY:

DATE: 4/15/03

SCALE: AS NOTED

REVISIONS

REVISION	DATE	COMMENT
1	6/20/03	CITY OF ROANOKE
2	7/15/03	CITY OF ROANOKE
3	7/21/03	CITY OF ROANOKE
4	9/24/03	CITY OF ROANOKE
5	10/7/03	CITY OF ROANOKE

SHEET No.

C1.2

ABBREVIATIONS & LEGENDS

JOB No. 03023