

# COLONIAL GREEN, PHASE I LOT 2A1 COMPREHENSIVE SITE PLAN CITY OF ROANOKE, VIRGINIA

As Built For:  
Colonial Green Lot 2A1  
Nov 5, 2011

**GAY AND NEEL, INC.**  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
SURVEYING  
1280 Radford Street  
Christiansburg, Virginia 24073  
Phone: (540) 381-6011 Fax: (540) 381-2773  
Email: info@gayandneel.com

**GENERAL NOTES:**

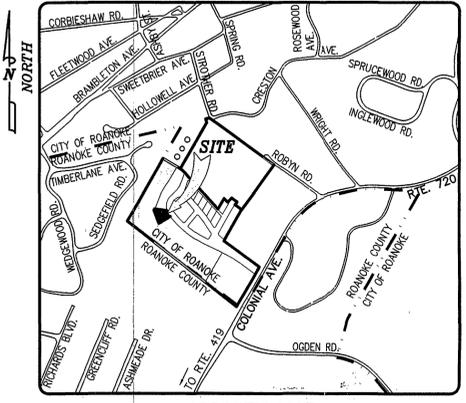
- OWNER/DEVELOPER: COLONIAL GREEN L.C.  
P.O. BOX 10298  
BLACKSBURG, VIRGINIA 24062  
(540) 320-5215
- TAX PARCEL NUMBER: TAX PARCEL 157-0135 M.B. 1, PGS. 2835-2838  
3601 COLONIAL GREEN CIRCLE, S.W. (ENTIRE LOT 2 FROM 2005 SUBDIV. PLAT)  
ZONING DISTRICT: MXPUD, MIXED USE PLANNED UNIT DEVELOPMENT DISTRICT  
(AMENDED BY ORDINANCE NUMBER 39042-011811)  
PROPOSED USE: TOWNHOUSES  
PARKING REQUIREMENTS:  
PARKING REQUIRED: 1.5 SPACES/DWELLING UNIT  
PARKING PROVIDED: 2 SPACES PER DWELLING, IN GARAGE
- LEGAL REFERENCE: INSTRUMENT No. 050008998
- TOPOGRAPHIC INFORMATION OBTAINED FROM CITY OF ROANOKE GIS AND SUPPLEMENTED FIELD WORK BY GAY AND KESSEE, INC. JANUARY 2005 AND GAY AND NEEL, INC. APRIL 2007, DECEMBER 2010, AND JANUARY 2011.
- PROJECT AREAS:  
LOT 2A1 AREA: 10,646 S.F.  
(LOT 2Z1 AREA: 6,108 AC.)  
(ORIGINAL LOT 2 AREA: 6,353 AC.)  
DISTURBED AREA: 24,895 S.F. (0.57 AC.)  
PROJECT IMPACT AREA: 15,682 S.F. (0.36 AC.)  
SEDIMENT TRAP: 5,155 S.F. (0.12 AC.)  
PAVEMENT AREA: 3,848 S.F.  
SIDEWALK AREA: 450 S.F.  
BUILDING AREA: 2,974 S.F.  
IMPERVIOUS AREA: 7,272 S.F. (68.3%)  
AREA OF OPENSOURCE PROVIDED: 3,374 S.F. (31.7%)
- 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. 5115100251G, EFFECTIVE DATE OF SEPTEMBER 28, 2007. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
- DISTANCES AND RADII REFERRED TO ARE TO THE EDGE OF PAVEMENT, OR FACE OF CURB, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL CALL "MISS UTILITY" AT 1-800-552-7001 AT LEAST 48 HOURS PRIOR TO ANY EARTHWORK BEGINNING.
- A PRE-CONSTRUCTION MEETING WITH THE CITY AND WESTERN VIRGINIA WATER AUTHORITY WILL BE HELD PRIOR TO CONSTRUCTION.
- 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).
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS BEFORE BEGINNING CONSTRUCTION. THE OWNER IS RESPONSIBLE FOR PROVIDING THE STORMWATER POLLUTION PREVENTION PLAN AND OBTAINING THE PERMIT.
- OWNER RESPONSIBLE FOR OBTAINING AN APPROVED EAS/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 CONSTRUCTION WILL BE IN ACCORDANCE WITH THE CITY OF ROANOKE AND WESTERN VIRGINIA WATER AUTHORITY STANDARDS AND SPECIFICATIONS.
- UNLESS SHOWN OR SPECIFIED OTHERWISE, METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE STANDARDS, LATEST EDITION, AND VDOT ROAD AND BRIDGE SPECIFICATIONS, LATEST EDITION.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF PERMANENT ELECTRICAL SERVICE, TELEPHONE SERVICE, GAS SERVICE AND CABLE TV.
- ALL UTILITIES WILL BE VISUALLY INSPECTED BY THE CITY'S OR WESTERN VIRGINIA WATER AUTHORITY'S INSPECTOR PRIOR TO BACKFILLING THE TRENCHES, INCLUDING ALL UTILITY CROSSINGS.
- ALL UTILITIES TO BE MAINTAINED BY THE CITY OR WESTERN VIRGINIA WATER AUTHORITY SHALL BE WITHIN DEDICATED RIGHTS-OF-WAY OR EASEMENTS.
- 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.
- ALL UTILITIES, INCLUDING ELECTRIC, CABLE, AND TELEPHONE, SHALL BE UNDERGROUND INSTALLATION.
- ALL ACTIVITIES IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO VDOT WORK AREA PROTECTION MANUAL (MOST RECENT EDITION)
- THE MINIMUM REQUIRED DENSITY FOR ALL COMPACTION SHALL BE 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN ±2% OF THE OPTIMUM.
- MINIMUM PARKING AREA AND DRIVEWAY PAVEMENT SHALL BE 2" VDOT SM-9.5A SURFACE COURSE OVER VDOT 21-B STONE BASE OVER COMPACTED SUBGRADE. DEPTH OF 21-B STONE SHALL BE DETERMINED THROUGH CBR TESTING, 8-INCH MINIMUM.
- RIGHT-OF-WAY, LOT LINES AND EASEMENTS ARE DEDICATED ON PLATS SEPARATE FROM THESE PLANS.
- UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE ABOVE-GROUND STRUCTURES (VALVES, MANHOLES, ETC.) AND EXISTING UTILITY MAPPING.
- A FIELD REVIEW SHALL BE MADE BY THE CITY OF ROANOKE DURING CONSTRUCTION TO DETERMINE THE ADEQUACY OF CHANNELS AND DITCHES AS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLAN. IN THE EVENT OF SCOUR AND EROSION, THE OWNER SHALL INSTALL ADDITIONAL MEASURES AS DETERMINED AND REQUIRED BY THE CITY.
- THE OWNER/DEVELOPER LISTED ABOVE AND ANY SUCCESSIVE LOT OWNER DEVELOPING AN INDIVIDUAL LOT SHALL BE SUBJECT TO ALL FEDERAL, STATE AND LOCAL PERMIT REQUIREMENTS.
- GARBAGE COLLECTION SHALL BE STREET SIDE PICKUP.
- 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 THE FIRST 10 FEET.
- SIGNAGE IS PERMITTED SEPARATELY IN ACCORDANCE WITH ARTICLE IV DIVISION 3, "SIGN REGULATIONS," OF THE ROANOKE CITY CODE.

**GENERAL NOTES CONTINUED:**

- IT IS THE RESPONSIBILITY OF THE HOME BUILDER TO VERIFY THE MINIMUM SEWERABLE FLOOR ELEVATION IN THE FIELD PRIOR TO CONSTRUCTION AND/OR DESIGN OF HOUSE.
- STREET SIGNS, STOP SIGNS AND ALL TRAFFIC CONTROL SIGNS SHALL BE INSTALLED BY CITY PERSONNEL AT DEVELOPERS EXPENSE.
- ANY DISCREPANCIES FOUND THAT EFFECT THESE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
- NO CERTIFICATES OF OCCUPANCY SHALL BE ISSUED UNTIL THE PUBLIC STREET CONSTRUCTION, INCLUDING PAVING, IS COMPLETED AND APPROVED BY THE CITY INSPECTOR.
- UTILITY PEDESTALS AND TRANSFORMER LOCATIONS SHALL BE DETERMINED IN CONSULTATION WITH LANDSCAPE ARCHITECT.
- WATER SUPPLY TO HYDRANTS SHOULD BE ESTABLISHED BEFORE CONSTRUCTION OF BUILDINGS BEGINS. STATEWIDE FIRE PREVENTION CODE SECTION 501.4.
- FIRE APPARATUS ACCESS ROADS (STREETS) SHALL BE PROVIDED AND MAINTAINED PRIOR TO START OF BUILDING CONSTRUCTION AND THROUGH OUT CONSTRUCTION. FIRE APPARATUS ROADS SHALL BE EXTENDED TO WITHIN 150 FEET OF ALL PORTIONS OF STRUCTURES. STATEWIDE FIRE PREVENTION CODE SECTION 501.4.

**WESTERN VIRGINIA WATER AUTHORITY NOTES:**

- THE CONTRACTOR SHALL CONTACT THE UTILITY DEPARTMENT AT 853-5700 AT LEAST 3 DAYS PRIOR TO REQUIRING ACTUAL CONNECTIONS.
  - 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.
  - THE CONTRACTOR SHALL PROVIDE THE TAPPING SLEEVE AND VALVE FOR THE WATER LATERAL CONNECTION. THE UTILITY DEPARTMENT SHALL PERFORM THE ACTUAL CONNECTION. THE CONTRACTOR SHALL INSTALL ALL WATERLINE LATERALS TO THE PROPERTY LINE AND METER BOX. THE CONTRACTOR IS RESPONSIBLE FOR ALL PAVEMENT REMOVAL, REPLACEMENT, TRENCHING SHORING, AND TRAFFIC CONTROL MEASURES AND PERMITS. METER BOX SHALL SIT ON THE PROPERTY LINE. CITY WILL PROVIDE METER.
- SANITARY SEWER NOTES**
- A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.
  - 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 CROSS.
  - BUSINESS CONNECTION IS TO BE MADE WITH 6" PIPE INSTALLED ON A MINIMUM GRADE OF 1/4 INCH TO 1 FOOT IN THE RIGHT-OF-WAY.
  - 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 BE MADE WITH AN ADAPTER COUPLING IN THE RIGHT-OF-WAY.
  - 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.
  - THE CONTRACTOR SHALL COORDINATE WITH THE WESTERN VIRGINIA WATER AUTHORITY FOR THE CONNECTION TO THE EXISTING PUBLIC SEWER LINES.
- WATERLINE NOTES**
- A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS AFTER PAVING AND ADJUSTMENT TO FINAL GRADE IF NECESSARY.
  - 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 CROSS.
  - 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.
  - 16" WATERLINE AT REAR OF SITE WILL BE FIELD LOCATED BY POTHOLE. GRADING MAY NOT OCCUR WITHIN 5' OF THE LINE. GRADING IS PERMITTED AT NO STEEPER THAN A 2:1 SLOPE BEGINNING NO CLOSER THAN 5' FROM THE LINE.



**STANDARD CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS:**

- NOTICE: ALL LANDOWNERS, DEVELOPERS, AND CONTRACTORS FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.**
- 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 ANY CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.
  - FINAL ACCEPTANCE/CITY** - THE OWNER OR DEVELOPER SHALL FURNISH 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 RAIN AND/OR STORMWATER MANAGEMENT FACILITIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY 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.

**FILTERRA® STANDARD PLAN NOTES**

- CONSTRUCTION & INSTALLATION:**
- EACH UNIT SHALL BE CONSTRUCTED AT THE LOCATIONS AND ELEVATIONS ACCORDING TO THE SIZES SHOWN ON THE APPROVED DRAWINGS. ANY MODIFICATIONS TO THE ELEVATION OR LOCATION SHALL BE AT THE DIRECTION OF AND APPROVED BY THE ENGINEER.
  - IF THE FILTERRA® IS STORED BEFORE INSTALLATION, THE TOP SLAB MUST BE PLACED ON THE BOX USING THE 2X4 WOOD PROVIDED, TO PREVENT ANY CONTAMINATION FROM THE SITE. ALL INTERNAL FITTINGS SUPPLIED (IF ANY), MUST BE LEFT IN PLACE AS PER THE DELIVERY.
  - THE UNIT SHALL BE PLACED ON A COMPACTED SUB-GRADE WITH A MINIMUM 6-INCH GRAVEL BASE MATCHING THE FINAL GRADE OF THE CURB LINE IN THE AREA OF THE UNIT.
  - OUTLET CONNECTIONS SHALL BE ALIGNED AND SEALED TO MEET THE APPROVED DRAWINGS WITH MODIFICATIONS NECESSARY TO MEET SITE CONDITIONS AND LOCAL REGULATIONS.
  - ONCE THE UNIT IS SET, THE INTERNAL WOODEN FORMS AND PROTECTIVE MESH COVER MUST BE LEFT INTACT. REMOVE ONLY THE TEMPORARY WOODEN SHIPPING BLOCKS BETWEEN THE BOX AND TOP SLAB. THE TOP LID SHOULD BE SEALED ON THE BOX SECTION BEFORE BACKFILLING, USING A NON-SHRINK GROUT, BUTYL RUBBER OR SIMILAR WATERPROOF SEAL. THE BOARDS ON TOP OF THE LID AND BOARDS SEALED IN THE UNITS' THROAT MUST NOT BE REMOVED. THE SUPPLIER (AMERICAST OR ITS AUTHORIZED DEALER) WILL REMOVE THESE SECTIONS AT THE TIME OF ACTIVATION. BACKFILLING SHOULD BE PERFORMED IN A CAREFUL MANNER, BRINGING THE APPROPRIATE FILL MATERIAL UP IN 6-INCH LIFTS ON ALL SIDES. PRECAST SECTIONS SHALL BE SET IN A MANNER THAT WILL RESULT IN A WATERTIGHT JOINT. IN ALL INSTANCES, INSTALLATION OF FILTERRA UNIT SHALL CONFORM TO ASTM SPECIFICATION C891 "STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST UTILITY STRUCTURES", UNLESS DIRECTED OTHERWISE IN CONTRACT DOCUMENTS.
  - CURB AND GUTTER CONSTRUCTION (WHERE PRESENT) SHALL ENSURE THAT THE FLOW-LINE OF FILTERRA® UNITS IS AT A GREATER ELEVATION THAN THE FLOW-LINE OF THE BYPASS STRUCTURE OR RELIEF (DROP INLET, CURB CUT OR SIMILAR). FAILURE TO COMPLY WITH THIS GUIDELINE MAY CAUSE FAILURE AND/OR DAMAGE TO THE FILTERRA® ENVIRONMENTAL DEVICE.
  - EACH FILTERRA® UNIT MUST RECEIVE ADEQUATE IRRIGATION TO ENSURE SURVIVAL OF THE LIVING SYSTEM DURING PERIODS OF DRIER WEATHER. THIS MAY BE ACHIEVED THROUGH GUTTER FLOW OR THROUGH THE TREE GRATE.
- ACTIVATION:**
- ACTIVATION OF THE FILTERRA® UNIT IS PERFORMED ONLY BY THE SUPPLIER. PURCHASER IS RESPONSIBLE FOR FILTERRA INLET PROTECTION AND SUBSEQUENT CLEAN OUT COST. THIS PROCESS CANNOT COMMENCE UNTIL THE PROJECT SITE IS FULLY STABILIZED AND CLEANED (FULL LANDSCAPING, GRASS COVER, FINAL PAVING AND STREET SWEEPING COMPLETED), NEGATING THE CHANCE OF CONSTRUCTION MATERIALS CONTAMINATING THE FILTERRA® SYSTEM. CARE SHALL BE TAKEN DURING CONSTRUCTION NOT TO DAMAGE THE PROTECTIVE THROAT AND TOP PLATES.
  - ACTIVATION INCLUDES INSTALLATION OF PLANT(S) AND MULCH LAYERS AS NECESSARY.

**MAINTENANCE:**

- EACH CORRECTLY INSTALLED FILTERRA® UNIT IS TO BE MAINTAINED BY THE SUPPLIER FOR A MINIMUM PERIOD OF 1 YEAR. THE COST OF THIS SERVICE IS TO BE INCLUDED IN THE PRICE OF EACH FILTERRA® UNIT. EXTENDED MAINTENANCE CONTRACTS ARE AVAILABLE AT EXTRA COST UPON REQUEST.
- ANNUAL MAINTENANCE CONSISTS OF A MAXIMUM OF (2) SCHEDULED VISITS. THE VISITS ARE SCHEDULED SEASONALLY; THE SPRING VISIT AIMS TO CLEAN UP AFTER WINTER LOADS INCLUDING SALTS AND SANDS. THE FALL VISIT HELPS THE SYSTEM BY REMOVING EXCESSIVE LEAF LITTER.
- EACH MAINTENANCE VISIT CONSISTS OF THE FOLLOWING TASKS:
  - FILTERRA® UNIT INSPECTION
  - FOREIGN DEBRIS, SILT, MULCH, & TRASH REMOVAL
  - FILTER MEDIA EVALUATION AND RECHARGE AS NECESSARY
  - PLANT HEALTH EVALUATION AND PRUNING OR REPLACEMENT AS NECESSARY
  - REPLACEMENT OF MULCH
  - DISPOSAL OF ALL MAINTENANCE REFUSE ITEMS
  - MAINTENANCE RECORDS UPDATED AND STORED (REPORTS AVAILABLE UPON REQUEST)
- THE BEGINNING AND ENDING DATE OF SUPPLIER'S OBLIGATION TO MAINTAIN THE INSTALLED SYSTEM SHALL BE DETERMINED BY THE SUPPLIER AT THE TIME THE SYSTEM IS ACTIVATED. OWNERS MUST PROMPTLY NOTIFY THE SUPPLIER OF ANY DAMAGE TO THE PLANT(S), WHICH CONSTITUTE(S) AN INTEGRAL PART OF THE BIORETENTION TECHNOLOGY.

**GENERAL GRADING NOTES:**

- EROSION AND SEDIMENT CONTROL MEASURES SHOWN ARE TO BE USED IN CONJUNCTION WITH THE EROSION AND SEDIMENT CONTROL NARRATIVE APPROVED FOR THIS PLAN. THE NARRATIVE INCLUDES ADDITIONAL MEASURES SUCH AS DUST CONTROL, TEMPORARY SEEDING, PERMANENT SEEDING AND MULCHING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE FROM ALL AREAS OF THE SITE.
- ALL PERMANENT SEEDING SHALL BE DONE BETWEEN AUGUST 15 AND OCTOBER 15, OR ALTERNATIVELY BETWEEN MARCH 15 AND MAY 1. SEEDING OR PLANTING AT OTHER DATES WILL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND MAY REQUIRE SPECIAL PROCEDURES.
- ALL DISTURBED AREAS NOT OTHERWISE TREATED, ARE TO BE CUT TURF SEEDED AS SPECIFIED ABOVE.
- EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION BY FENCING.
- ANY LOT BORDERING TWO PUBLIC RIGHTS-OF-WAY SHALL LEAVE A SIGHT DISTANCE TRIANGLE A MINIMUM OF 15 FEET ON EACH SIDE OF THE APEX FOR PROPER SIGHT DISTANCE.
- ALL EXCAVATION SHALL BE UNCLASSIFIED.

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**LANDSCAPE NOTES:**

- ALL TREE AND GROUND COVER PLANTING, SEEDING OR GRASSES, AND TREE STAKING SHALL BE IN ACCORDANCE WITH THE STANDARDIZED LANDSCAPE SPECIFICATIONS AS JOINTLY ADOPTED BY THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA NURSERYMEN'S ASSOCIATION.
- HANDLING AND STORAGE OF ALL PLANT MATERIALS ON THE CONSTRUCTION SITE SHALL BE CONDUCTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK AND THE ABOVE CITED SPECIFICATIONS.
- ALL SEEDING AND PLANTING SHALL BE DONE BETWEEN AUGUST 15 AND OCTOBER 15, OR ALTERNATIVELY BETWEEN MARCH 15 AND MAY 1. SEEDING OR PLANTING AT OTHER DATES WILL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND MAY REQUIRE SPECIAL PROCEDURES.
- ALL DISTURBED AREAS NOT OTHERWISE TREATED, ARE TO BE CUT TURF SEEDED AS SPECIFIED ABOVE.
- TREES DEPICTED HEREON ARE SHOWN WITH 20 YEAR CANOPY SPREAD.
- COLONIAL GREEN MXPUD REQUIRES AN OVERALL DEVELOPMENT-WIDE 15% CANOPY COVERAGE OR FOR A TOTAL OF 155,183 SF. TOTAL PLANTING CANOPY COVERAGE = 33,698 SF. TOTAL PHASE I CANOPY COVERAGE SHOWN ON APPROVED 10/14/05 PLANS (PLANTINGS AND FURNISHINGS): AREA A, SHEETS L3.1 AND L3.3 = 121,975 SF. TOTAL PHASE II CANOPY COVERAGE = 11,513 SF. TOTAL OVERALL PLANNED CANOPY COVERAGE = 155,183 SF. CANOPY COVERAGE SHOWN ON THIS COMPREHENSIVE PLAN = 0 SF.

**GENERAL EROSION & SEDIMENT CONTROL NOTES:**

- ES-1: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK 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 IN CLEARING.
- ES-4: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- ES-5: PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (BUT NOT LIMITED TO OFF-SITE BORROW FROM THAT PLAN, THAT 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 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: 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 RAINFALL-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

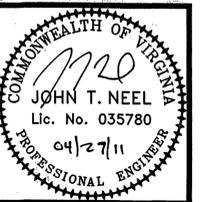
City of Roanoke  
Planning Building and Development  
**DEVELOPMENT PLAN APPROVED**

Agent, Planning Commission: [Signature] Date: 5/3/2011  
Development Engineer: [Signature] Date: 5/2/11  
Zoning Administrator: [Signature] Date: 5/3/2011

Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.

Cover Sheet  
and General Notes

Colonial Green  
Phase I, Lot 2A1  
Comprehensive  
Site Plan  
City of Roanoke, Virginia



RECEIVED  
REVISED: APR 28 2010  
CITY OF ROANOKE  
PLANNING BUILDING AND DEVELOPMENT  
PRINTED ON  
APR 27 2011

DESIGNED/CALC.: MTJ  
CHECKED: JTN  
DRAWN: LHS  
SCALE: AS SHOWN  
DATE: 04/26/11

JOB NO. 2160.0  
SHEET 1 OF 9

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