

COMPREHENSIVE SITE PLAN for COLONIAL GREEN ~ PHASE 1, LOT 2A3

City of Roanoke, Virginia

Colonial Green

AS BUILT
11-18-13

CITY OF ROANOKE

STANDARD 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 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 PERMIT 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 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 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.

WESTERN VIRGINIA WATER AUTHORITY NOTES:

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.
- TRENCHES IN EXISTING OR FUTURE RIGHTS-OF-WAY SHALL BE CONSTRUCTED ACCORDING TO WESTERN VIRGINIA WATER AUTHORITY STANDARDS.
- LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

SANITARY SEWER NOTES

- ALL NEW PROPOSED UNITS WILL CONNECT TO EXISTING PRIVATE SEWER INSTALLED DURING CONSTRUCTION OF LOT 2A2 AS A REVISION TO THE 2A2 COMPREHENSIVE PLAN.

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 DISTURBED AREAS NOT OTHERWISE TREATED, ARE TO BE CUT TURF SEEDDED AS SPECIFIED ABOVE.
- EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION BY FENCING. OWNER TO FLAG TREE-LINE, PRIOR TO CONSTRUCTION ON SITE, WHERE PROTECTION SHALL OCCUR.
- ALL EXCAVATION SHALL BE UNCLASSIFIED.

GENERAL NOTES:

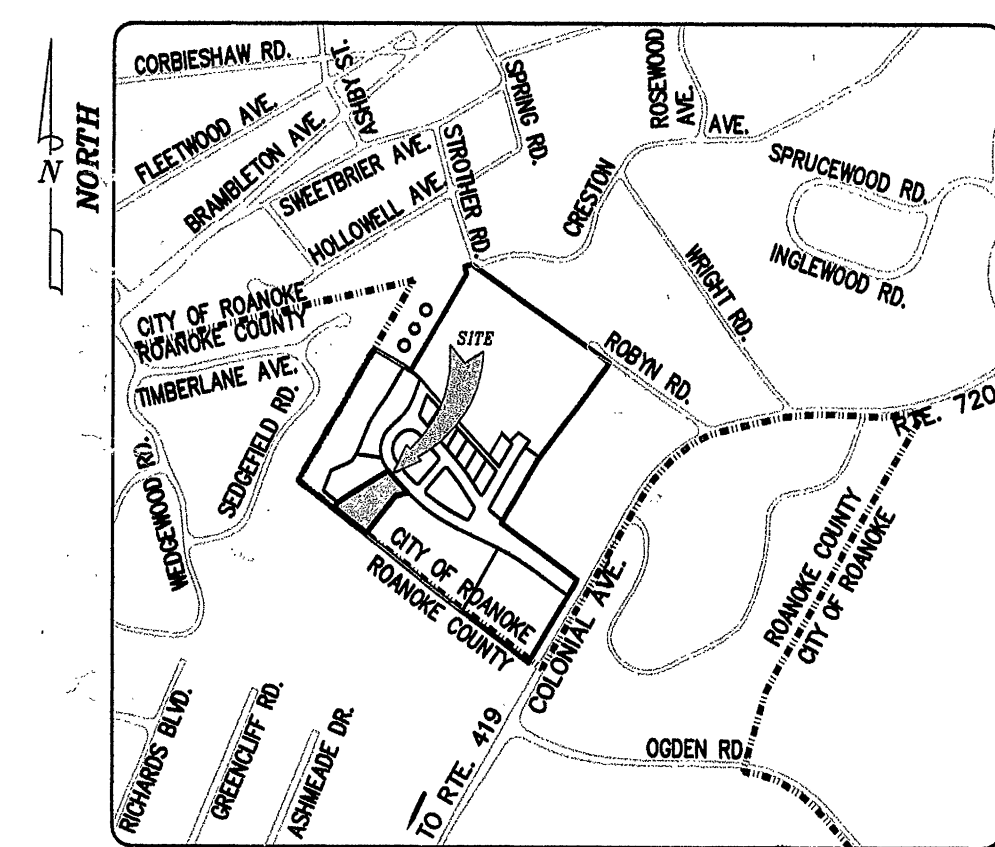
- OWNER / DEVELOPER: COLONIAL GREEN LC.
P.O. BOX 10298
BLACKSBURG, VIRGINIA 24062
(540) 320-5215
- TAX PARCEL NUMBER: TAX PARCEL 157-0135 M.B. 1, PGS. 2935-2938
SITE ADDRESS: 3601 COLONIAL GREEN CIRCLE, S.W. (ENTIRE LOT 221)
ZONING DISTRICT: MXPUD, MIXED USE PLANNED UNIT DEVELOPMENT DISTRICT
(AMENDED BY ORDINANCE NUMBER 39042-011811)
PROPOSED USE: TOWNHOUSES
PARKING REQUIREMENTS:
PARKING REQUIRED: 1.5 SPACES PER UNIT x 11 UNITS = 17 SPACES
PARKING PROVIDED: 22 SPACES PROVIDED IN GARAGE PARKING
- LEGAL REFERENCE: INSTRUMENT No. 05008998
- TOPOGRAPHIC INFORMATION OBTAINED FROM CITY OF ROANOKE GIS AND SUPPLEMENTED FIELD WORK BY GAY AND KEESEE, INC. JANUARY 2005 AND GAY AND NEEL, INC. APRIL 2007, DECEMBER 2010, JANUARY 2011, AND FROM COLONIAL GREEN PHASE 1 - LOT 2A1 COMPREHENSIVE SITE PLAN, APRIL 2011, AND FROM COMPREHENSIVE SITE PLAN FOR COLONIAL GREEN - PHASE 1, LOT 2A2.
- PROJECT AREAS:
LOT 2A3 AREA: 0.758 ACRES (33,051.0 sq.ft.)
(LOT 223 AREA: 4.940 ACRES (215,196.0 sq.ft.)
(ORIGINAL LOT 221 AREA: 5.694 ACRES (248,030.6 sq.ft.)
DISTURBED AREA: 0.788 ACRES (34,325.3 sq.ft.)
PROJECT IMPACT AREA: 0.788 ACRES (34,325.3 sq.ft.)
SEDIMENT TRAP: 1.439 ACRES (62,682.8 sq.ft.)
PAVEMENT AREA: 0.238 ACRES (10,356.2 sq.ft.)
SIDEWALK AREA: 0.028 ACRES (1,212.4 sq.ft.)
BUILDING AREA: 0.185 ACRES (8,072.9 sq.ft.)
IMPERVIOUS AREA: 0.451 ACRES (19,641.5 sq.ft.)
AREA OF OPEN SPACE PROVIDED: 0.352 ACRES (15,333.1 sq.ft.)
- 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. 51161C0251G, EFFECTIVE DATE OF SEPTEMBER 28, 2007. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS PART OF THIS PROJECT.
- ALL SIDEWALKS ARE TO BE FLUSH WITH ADJACENT GRADES, UNLESS NOTED OTHERWISE.
- 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).
- THE 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 COMPLYING WITH D.C.R. STORMWATER AND EROSION AND SEDIMENT CONTROL REGULATIONS, AND OBTAINING AN APPROVED E&S / STORMWATER POLLUTION PREVENTION PLAN FOR ANY OFFSITE GRADING, AND FOR OBTAINING AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AND STORMWATER 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.
- 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 $\pm 2\%$ OF 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" 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, HANHOLES, 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 FROM THE ALLEY.
- 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.
- 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 THE HOUSE.
- 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.
- 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. AN 18' WIDE FIRE LANE WILL BE MAINTAINED FROM THE ALLEY INTERSECTION WITH COLONIAL GREEN CIRCLE TO THE END OF THE ALLEY IN LOT 2A3.
- IT IS THE RESPONSIBILITY OF THE HOME BUILDER TO PROVIDE SCREENING FOR OUTDOOR MECHANICAL EQUIPMENT. DEPENDING UPON THE LOCATION OF THE EQUIPMENT, THE REQUIRED SCREENING WILL BE SHOWN, IF NECESSARY, OR THE MECHANICAL EQUIPMENT WILL BE BUILT INTO THE STRUCTURE SO AS NOT TO BE SEEN FROM THE STREET OR ADJACENT PROPERTIES.

LANDSCAPE NOTES:

- 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 NOTE OTHERWISE TREATED, ARE TO BE CUT TURF SEEDDED AS SPECIFIED ABOVE.
- COLONIAL GREEN MXPUD REQUIRES AN OVERALL DEVELOPEMENT-WIDE 15% CANOPY COVERAGE OR FOR A TOTAL OF 155,183 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 & III PROPOSED CANOPY COVERAGE = 33,698 SF. TOTAL OVERALL PLANNED CANOPY COVERAGE = 155,673 SF > 155,183. CANOPY COVERAGE SHOWN ON THIS COMPREHENSIVE PLAN = 0 SF.

GENERAL EROSION & SEDIMENT CONTROL NOTES:

- 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 REGULATION VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
- 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.
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- 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.
- 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.
- 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.
- DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
- 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.



VICINITY MAP: City of Roanoke Planning Building and Development
SCALE: 1" = 800'

DEVELOPMENT PLAN APPROVED

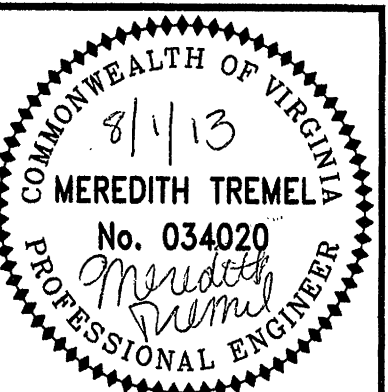
Agent, Planning Commission: *[Signature]* Date: 8/22/13
Development Engineer: *[Signature]* Date: 8/22/13
Zoning Administrator: *[Signature]* Date: 8/22/13
SCALE: SEE PLAN

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Progress Street
BUILDERS

Colonial Green
Phase I - Lot 2A3
Comprehensive Site Plan
City of Roanoke, Virginia



DRAWN BY: JMM
DESIGNED BY: MTJ
CHECKED BY: MTJ
DATE: MAY 22, 2013

REVISIONS
AUG. 01, 2013

SHEET No.

1

COVER SHEET
&
GENERAL NOTES