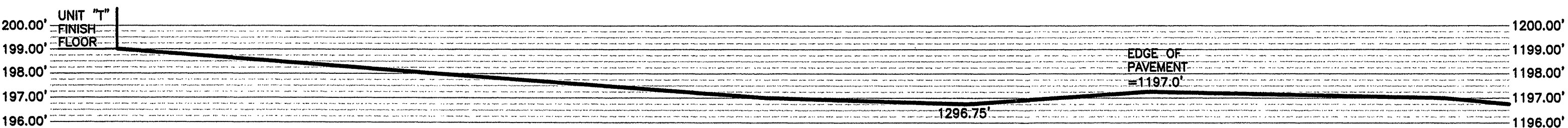
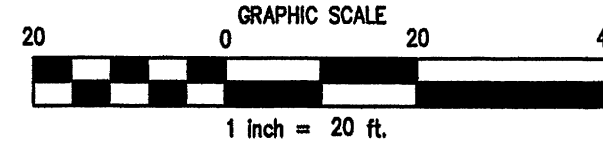
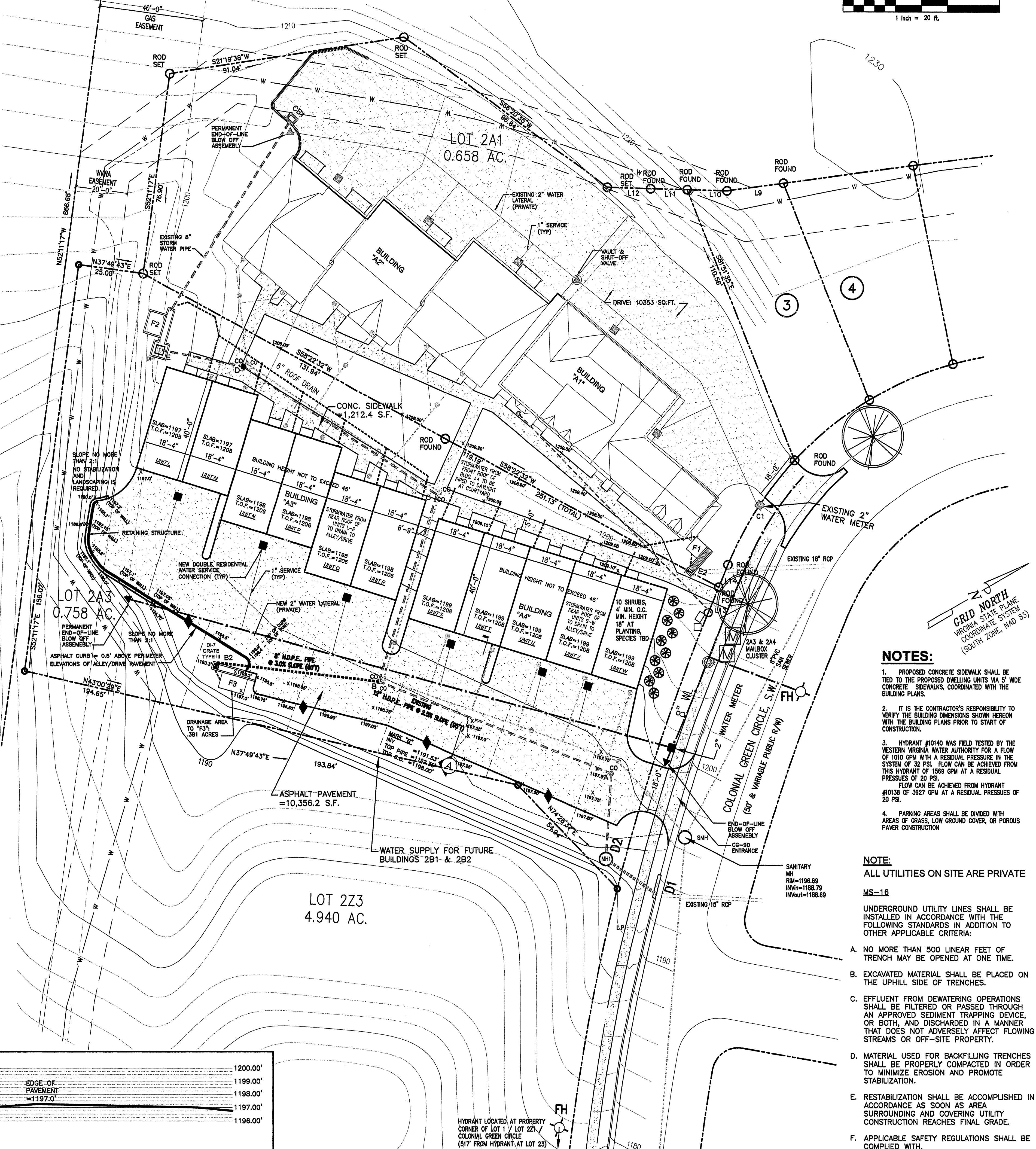


STORM WATER MANAGEMENT MAINTENANCE ACCESS EASEMENT



CROSS SECTION "A" THROUGH ALLEY
SCALE: 1" = 4'

LOT 2Z1
4.902 AC.



GRID NORTH
VIRGINIA STATE PLANE
COORDINATE SYSTEM
(SOUTH ZONE, NAD 83)

NOTES:

1. PROPOSED CONCRETE SIDEWALK SHALL BE TIED TO THE PROPOSED DWELLING UNIT 1A 5' WIDE CONCRETE SIDEWALKS, COORDINATED WITH THE BUILDING PLANS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE BUILDING DIMENSIONS SHOWN HEREON WITH THE BUILDING PLANS PRIOR TO START OF CONSTRUCTION.
3. HYDRANT #10140 WAS FIELD TESTED BY THE WESTERN VIRGINIA WATER AUTHORITY FOR A FLOW OF 1000 GPM WITH A RESIDUAL PRESSURE IN THE SYSTEM OF 32 PSI. FLOW CAN BE ACHIEVED FROM THIS HYDRANT OF 1588 GPM AT A RESIDUAL PRESSURES OF 20 PSI. FLOW CAN BE ACHIEVED FROM HYDRANT #10138 OF 3827 GPM AT A RESIDUAL PRESSURES OF 20 PSI.
4. PARKING AREAS SHALL BE DIVIDED WITH AREAS OF GRASS, LOW GROUND COVER, OR POROUS PAVEMENT CONSTRUCTION.

NOTE:

ALL UTILITIES ON SITE ARE PRIVATE

MS-18

UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:

- A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
- B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
- C. 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.
- D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
- E. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE AS SOON AS AREA SURROUNDING AND COVERING UTILITY CONSTRUCTION REACHES FINAL GRADE.
- F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

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

APPROVED
AUG 22 2013

SCALE: SEE PLAN