

COMPREHENSIVE SITE PLAN for COLONIAL GREEN - PHASE 1 - LOTS 3 & 4

City of Roanoke, Virginia

APRIL 24, 2020, REVISED MAY 29, 2020; JUNE 2, 2020; JUNE 25, 2020; JULY 2, 2020

CITY OF ROANOKE

STANDARD 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 BORROWPITS, 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 MAKE 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 DRAIN 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, TIPS 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.
- ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO WESTERN VIRGINIA WATER AUTHORITY STANDARDS.
- LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.
- APPLICATION FOR UTILITIES TO SERVE DEVELOPMENT REFERENCE NUMBER _____.
- FOR THIS PROJECT, NO NEW WATERLINE MAIN IS PLANNED. AN ADDITIONAL WATERLINE LATERAL IS REQUIRED.

SANITARY SEWER NOTES

- A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING ALL MANHOLES AFTER PAVING. MANHOLE TOPS SHALL BE ADJUSTED TO 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.
- HOUSE CONNECTIONS ARE TO BE MADE WITH 4" PIPE INSTALLED ON A MINIMUM GRADE OF 1/4 INCH TO 1 FOOT IN THE RIGHT OF WAY.
- LATERALS FROM MANHOLES 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 TO ASBESTOS CEMENT OR CONCRETE PIPE SHALL BE MADE WITH AN ADAPTOR COUPLING IN THE RIGHT OF WAY.
- ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO WESTERN VIRGINIA WATER AUTHORITY STANDARDS.
- LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.
- FOR THIS PROJECT, NO NEW SEWER MAIN IS PLANNED. AN ADDITIONAL SANITARY SEWER LATERAL IS PLANNED.

GENERAL NOTES

- OWNER / DEVELOPER: PROGRESS STREET BUILDERS, INC.
P.O. BOX 985
BLACKSBURG, VIRGINIA 24063
PHONE: (540) 552-1812
- TAX PARCEL NUMBERS: 157-0136 (LOT 3) AND 157-0137 (LOT 4)
- LEGAL REFERENCE: M.B. 1, PAGES 2935-2938
INSTRUMENT NO. 190001565
- SITE ADDRESS: LOT 3 - 3837 COLONIAL GREEN CIRCLE, SW
LOT 4 - 3833 COLONIAL GREEN CIRCLE, SW
- ZONING DISTRICT: MXPUD, MIXED USE PLANNED UNIT DEVELOPMENT DISTRICT CONDITIONAL
(AMENDED BY ORDINANCE NUMBER 41676-021820)
- PROPOSED USE: TOWNHOUSES
- PARKING REQUIREMENTS:
PARKING REQUIRED: 1.5 SPACES PER UNIT x 3 UNITS = 4.5 SPACES
PARKING PROVIDED: 8 SPACES - EACH UNIT WITH GARAGE AND PARKING SPACE IN DRIVEWAY.
- TOPOGRAPHIC INFORMATION OBTAINED FROM CITY OF ROANOKE GIS AND SUPPLEMENTED FIELD WORK BY:
GAY AND KESSEE, INC. - JANUARY 2008
GAY AND NEEL, INC. - APRIL 2007, DECEMBER 2010, JANUARY 2011,
COLONIAL GREEN PHASE 1 - LOT 241 COMPREHENSIVE SITE PLAN, APRIL 2011,
COLONIAL GREEN PHASE 1 - LOT 242 COMPREHENSIVE SITE PLAN,
EDEN & ASSOCIATES, PC - APRIL 2020
THIS FIELD VALIDATION OF ELEVATION WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF PAUL J. BROWN, P.E. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION. THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED AS REFERENCED ABOVE AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS AS REQUESTED BY THE CLIENT. THE PROPERTY BOUNDARY IS BASED ON RECORDED PLAT.
- PROJECT AREAS: LOT 3 - 0.079 ACRE (3,448 SF)
LOT 4 - 0.079 ACRE (3,448 SF)
TOTAL - 0.158 ACRE (6,896 SF)
DISTURBED AREA: 0.16 ACRE (6,925 SF)
- 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. 511010205G, EFFECTIVE DATE OF SEPTEMBER 28, 2007. THE 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 OR 811 AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EARTHWORK.
- A PRE-CONSTRUCTION MEETING WITH THE CITY AND WESTERN VIRGINIA WATER AUTHORITY SHALL 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, IF APPLICABLE.
- THE OWNER IS RESPONSIBLE FOR COMPLYING WITH D.C.R. STORMWATER AND EROSION AND SEDIMENT CONTROL REGULATIONS, AND OBTAINING AN APPROVED EAS / 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 ELECTRICAL, CABLE, AND TELEPHONE, SHALL BE UNDERGROUND INSTALLATION.
- ALL ACTIVITIES IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO VDOT WORK AREA PROTECTION MANUAL (LATEST EDITION).
- THE MINIMUM REQUIRED DENSITY FOR ALL COMPACTION SHALL BE 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 42% 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, 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.
- 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.
- IT IS THE RESPONSIBILITY OF THE HOME BUILDER TO PROVIDE SCREENING FOR OUTDOOR MECHANICAL EQUIPMENT. DEPENDING ON 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.

ZONING NOTES

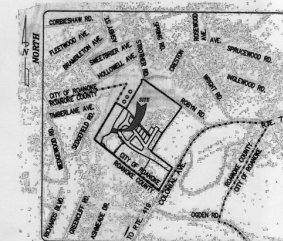
- A SUBDIVISION OF THE PROPERTY IS REQUIRED TO PROCEED FORWARD TO A CERTIFICATE OF OCCUPANCY.
- THE OWNER IS AWARE OF THE SUBDIVISION REQUIREMENT AND ACKNOWLEDGE THAT A CERTIFICATE OF OCCUPANCY WILL NOT BE AVAILABLE UNTIL THE PROPERTY IS SUBDIVIDED.
- IMPERVIOUS AREA PER LOT: LOT 3A = 1,061 SF IMPERVIOUS. (1061 SF / 2,340 SF = 45.3%)
LOT 4A = 1,048 SF IMPERVIOUS. (1048 SF / 2,123 SF = 49.4%)
LOT 4B = 1,030 SF IMPERVIOUS. (1030 SF / 2,416 SF = 42.6%)
TOTAL AREA = 1,061 SF + 1,048 SF + 1,030 SF = 3,139 SF / 6,879 SF = 45.6%
- ALL DECK MATERIALS SHALL BE PAINTED OR STAINED.
- COLORS MUST BE TRADITIONAL COLORS AS APPROVED BY COLONIAL GREEN'S DESIGN REVIEW COMMITTEE.
- FENCES ARE TO BE CONSTRUCTED IN TRADITIONAL PATTERNS IN PAINTED WOOD, METAL, OR APPROVED VINYL. SUCH PRIVACY FENCE NOTED ON BACK OF BUILDING CAN BE A MAXIMUM OF SIX FEET HIGH.
- MAILBOXES SHALL BE A STANDARD UNIT SELECTED AND APPROVED BY THE HOMEOWNERS ASSOCIATION DESIGN REVIEW COMMITTEE.

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, UNLESS OTHERWISE TREATED, ARE TO BE CUT TURF SEEDDED AS SPECIFIED ABOVE.
- COLONIAL GREEN MXPUD, AS THE UNDERLYING ZONING, REQUIRES 15% CANOPY COVERAGE. TOTAL LOT AREA IS 6,890 SF, YIELDING A TOTAL CANOPY COVERAGE REQUIREMENT OF 1,033 SF. SEE SHEET C3 FOR DETAILS AND CALCULATIONS, INCLUDING PER LOT CANOPY CALCULATIONS.

GENERAL EROSION & SEDIMENT CONTROL NOTES

- ES-1: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION & SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND 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 & 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 (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.
- 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 RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION & SEDIMENT CONTROL DEVICES SHALL BE MADE IMMEDIATELY.



VICINITY MAP
SCALE: 1" = ±800'

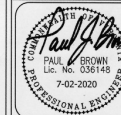
SHEET INDEX

SHT. NO.	DESCRIPTION
1	COVER SHEET AND GENERAL NOTES
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	SITE DIMENSIONAL, UTILITY, AND LANDSCAPING PLAN
4	GRADING AND STORM DRAINAGE PLAN
5	EROSION & SEDIMENT CONTROL PLAN
6	PROJECT DETAILS

EDEN & ASSOCIATES
INCORPORATED • A PROFESSIONAL ENGINEERING FIRM
1800 KRAFT DRIVE, SUITE 111
BLACKSBURG, VIRGINIA 24060
VOICE 276-854-0231
FAX 276-625-3646



4	ADDRESS ZONING	7/0
3	ADDRESS ZONING	6/2
2	ADDRESS LANDSCAPING	6/2
1	ADDRESS COMMENTS	5/29
No.	Revision / Issue	Date



COVER SHEET
AND
GENERAL NOTES

COMPREHENSIVE SITE PLAN FOR:
COLONIAL GREEN
PHASE 1, LOTS 3 AND 4
PROPERTY OF PROGRESS STREET BUILDERS, INC.
PARCEL ID 157-0136 (LOT 3)
INST. # 190001565
CITY OF ROANOKE, VIRGINIA

Drawn By:	Scale:
PJB	1" = 20'
Checked By:	Date:
MTJ	04-24-2020
Sheet No.	
1 of 6	C1

AS-BUILTS
Inspector: [Signature]
Contractor: [Signature]
DATE: 02-24-2021
3-24-2021