

SEEDING SCHEDULE

LIME: 140 LBS./1000 CU. FT.

FERTILIZER: 10-10-10 @ 30 LBS./1000 CU. FT.

SEED: KY. 31 TALL FESCUE (70% BY WEIGHT)
ANNUAL RYEGRASS (30% BY WEIGHT)
SOW @ 1.5 LBS./1000 CU. FT.

SEEDING NOTES:

- 1) DENUDE AREA TO BE SEEDED AND MULCHED WITHIN 7 DAYS OF REACHING FINAL GRADE.
- 2) ALL PERMATE SEEDING MUST BE MULCHED IMMEDIATELY UPON COMPLETION OF SEED APPLICATION.
- 3) ALL SEEDING OPERATIONS SHALL BE IN COMPLIANCE WITH VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SILT FENCE
- CONSTRUCTION ENTRANCE
- F.F.E. = FINISHED FLOOR ELEVATION
- R. = REFUSE COLLECTION SITE

CURVE	TANGENT	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE
C1	63.13'	279.41'	124.17'	123.15'	S 85°45'24" E	25°27'42"
C2	41.02'	486.99'	81.85'	81.75'	S 68°12'39" E	09°37'47"

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.

CONSTRUCTION PROCEDURE REQUIREMENTS

CITY INSPECTIONS - TO INSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRE-CONSTRUCTION CONFERENCE SHALL BE INITIATED BY THE CONTRACTOR WITH THE CITY BUILDING INSPECTIONS DEPARTMENT. CALL (540) 853-2222 TO ARRANGE A CONFERENCE AT LEAST THREE(3) DAYS PRIOR TO ANTICIPATED CONSTRUCTION.

STREET OPENING PERMITS - PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS) A STREET OPENING PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.

PLANS AND PERMITS - A COPY OF THE PLANS 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 DETERMINED BY THE CITY SITE PLAN INSPECTOR.

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 PUBLIC USE ARE IN PLACE.

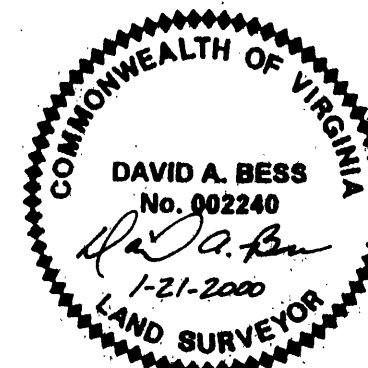
SEWER AND PAVEMENT REPLACEMENT - CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE.

APPROVED PLANS/CONSTRUCTION CHANGES - ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.

FINAL ACCEPTANCE/CITY - THE DEVELOPER OR CONTRACTOR SHALL FURNISH THE CITY OF ROANOKE'S ENGINEERING DEPARTMENT WITH FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

GENERAL NOTES:

- 1) OWNER: JAMIE D. COX
4912 HUNTING HILLS DRIVE
ROANOKE, VA 24012
- 2) THE SUBJECT PROPERTY IS ZONED RM-2.
- 3) THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE "X" SO DESIGNATED BY F.E.M.A.
- 4) SEE VARIANCE FOR MINIMUM BUILDING LINE GRANTED SEPTEMBER 14, 1999 BY THE CITY OF ROANOKE BOARD OF ZONING APPEALS.
- 5) TOPOGRAPHIC INFORMATION TAKEN FROM REGIONAL TOPO MAP.



HDPE TEE MANHOLE & RELEASE PIPE INLET

NO SCALE

TYPICAL DETENTION TRENCH DETAIL

NO SCALE

SHEET 1 of 4

DEVELOPMENT PLAN AND EROSION & SEDIMENT CONTROL PLAN MADE FOR

JAMIE D. COX SUBDIVISION

SHOWING LOT 2-A AND LOT 2-B SITUATE ON GRANDIN ROAD, S.W.

ROANOKE, VIRGINIA
SCALE 1" = 20' OCTOBER 12, 1999 *

BY: JACK G. BESS LAND SURVEYING
5422 STARKEY ROAD, S.W.
ROANOKE, VA. 24014

Project Complete
10/18/2001