"AS-BUILT"

DEVELOPMENT PLANS

FOR

SECTION No. 1¢2,3

WINDSOR TRAILS TOWNHOMES

ROANOKE, VIRGINIA

DATE: 15 DECEMBER, 1989

9 NOVEMBER 1990 - "AS-BUILT" PHASE 3

PROPERTY OF

MUNGER DEVELOPMENT COMPANY

EROSION CONTROL NARRATIVE

EROSION AND SEDIMENT CONTROL MEASURES

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.

Management strategies

1. Construction should be sequenced so that grading operations can begin and end as quickly as possible.
2. Sediment trapping measures shall be installed as a first step in grading and shall be seeded and mulched immediately following installation.
3. Temporary seeding or other stabilization shall follow immediately after grading.
4. Area which are not to be disturbed shall be clearly marked.
5. Field inspections during construction may require additional erosion and sediment control measures.
6. The developer shall be responsible for the installation and maintenance of all erosion and sediment control practices.

PERMANENT STABILIZATION

All areas disturbed by construction will be stabilized with permanent seeding immediately following finish grading. Seeding will be done according to standard and specification 1.66 of the Virginia Erosion and Sediment Control Handbook. Permanently seeded areas shall be protected during establishment with straw mulch.

MAINTENANCE

In general, all erosion and sediment control measures will be checked weekly and after each significant rainfall. The following items will be checked in particular:

1. All sediment trappings will be checked regularly for necessary sediment removal.
2. All storm drain inlets and outlets will be checked regularly for sediment buildup.
3. All silt barriers will be checked regularly for undermining or deterioration.
4. All seeded areas will be checked regularly to see that good stabilization is maintained. Areas should be fertilized and reseed as needed.

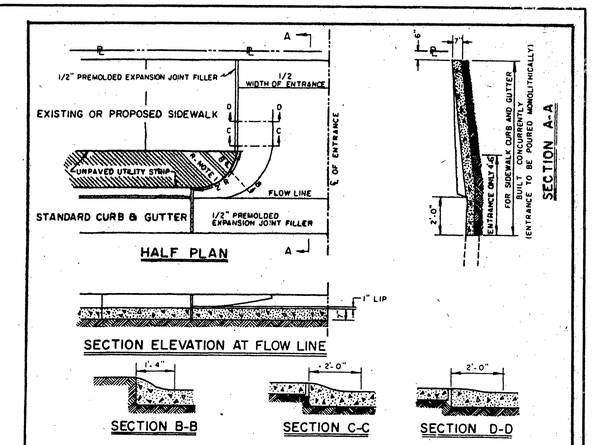
NOTICE:

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.

CONSTRUCTION PROCEDURE REQUIREMENTS

1. City inspections: To ensure the coordination of timely and proper inspections, a preconstruction conference shall be initiated by the contractor with the City engineering department. Call 703-981-2731 to arrange a conference at least three (3) days prior to anticipated construction.
2. Street opening permit: 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.
3. 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.
4. Location of utilities: The contractor shall verify the location of all existing utilities prior to the commencement of any construction.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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 variations in construction being made.
10. Final acceptance/city: The developer or contractor shall furnish the city of Roanoke engineering department with a final correct set of as-built plans prior to final acceptance by the City.

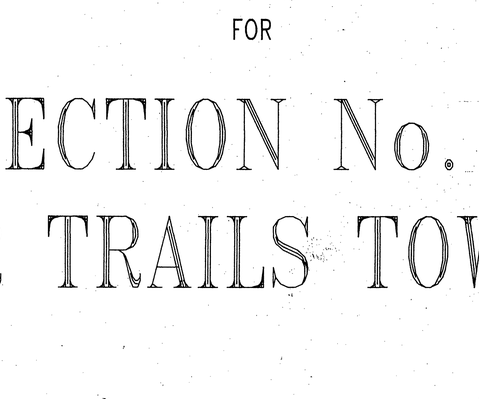


GENERAL NOTES:

1. Standard residential "Entrance" shall have a curb radius (R) of 2 feet.
1.A. Minimum Entrance width to be 12 feet at back.
2. Where curb & gutter already exists, both curb & gutter shall be removed. If proposed entrance falls within five (5) feet of an existing joint, removal & reconstruction shall be to that joint. Any concrete removed at other than an existing joint shall be cut with a mechanical saw specifically manufactured for that purpose; this also shall apply to street pavement.
3. Where sidewalk exists, or is to be constructed across driveways, the thickness thereof must correspond with the thickness of the entrance.
4. Whenever "Entrances" exceed twenty-four (24) feet in width a ½" premolded expansion joint filler shall be installed through the center perpendicular to flow line.
5. Finish: "Entrances" shall have a "course broom finish" running parallel to flow line.
6. Curing shall be accomplished by the use of a liquid membrane seal containing white pigment applied at the rate of one (1) gallon per 150 square feet.
7. All "Entrance Ways" shall be constructed according to City of Roanoke specifications and to line and grades established by the City Engineering Department.
8. Entrances exceeding 30 feet in width shall be approved by the City Manager.

OFFICE OF THE CITY ENGINEER - ROANOKE, VIRGINIA

APPROVED _____ CITY ENGINEER DATE: _____	CITY OF ROANOKE RESIDENTIAL "ENTRANCE" STANDARD	RES 61



GENERAL NOTES:

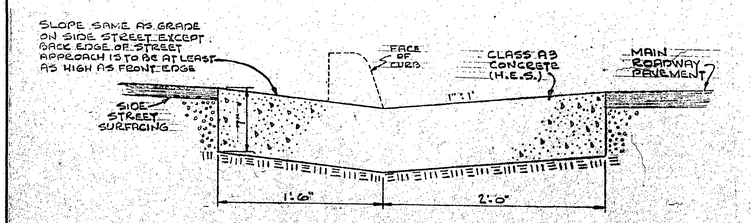
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. SEE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT AND EXACT LOCATION OF WATER AND SEWER LATERALS.
3. EXISTING UTILITY LOCATIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE ARCHITECT OR ENGINEER IS TO BE NOTIFIED OF ANY CONFLICTS IMMEDIATELY.
4. ALL CURBING AND DRAINAGE ITEMS SHALL BE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS UNLESS NOTED OTHERWISE.
5. SANITARY SEWER AND WATER LINE INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF ROANOKE STANDARDS AND SPECIFICATIONS.

LEGEND

EXISTING	NEW	
E.P.		PAVEMENT
		CONCRETE CURB CG-1
		CONCRETE CURB & GUTTER CG-6
		BUILDING
		PHASE LINE
S	S	SANITARY SEWER LINE
W	W	WATER LINE
		MANHOLE
1100	1100	CONTOURS
927 E	947	SPOT ELEVATION
		FLOW ARROW
	SD	STORM DRAIN LINE
		DROP INLET
	F.F. 91.50	FINISHED FIRST FLOOR ELEVATION
	F.G. 38.00	FINISHED GARAGE FLOOR ELEVATION
		FIRE HYDRANT
		GATE VALVE W/ BOX
		DOUBLE METER BOX W/ 1" CORPORATION STOP
		SINGLE METER BOX W/ 3/4" CORPORATION STOP
		SINGLE SEWER SERVICE LATERAL
		DOUBLE SEWER SERVICE LATERAL

INDEX OF DRAWINGS

SHEET	DESCRIPTION
1	BTL&A COVER SHEET
2	DIMENSIONAL LAYOUT & UTILITIES
3	GRADING, STORM DRIANAGE, & EROSION CONTROL
4	PROFILES
5	PROFILES
6	DRAINAGE DIVIDES



STANDARD GUTTER
FOR ENTRANCES AND STREET CONNECTIONS
NO SCALE

BUFORD T. LUMSDEN & ASSOCIATES, P.C.

ENGINEERS - SURVEYORS

ROANOKE, VIRGINIA

COMMONWEALTH OF VIRGINIA
GARY LEE ROBERTSON
No. 14508
PROFESSIONAL ENGINEER

DEC 4 1990

on map 509 & 509A

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SHEET #1 OF 6