

# COLONIAL GREEN PHASE I COMPREHENSIVE SITE PLAN CITY OF ROANOKE, VIRGINIA



**HILL  
STUDIO**

Community Planning  
Landscape Architecture  
Historic Preservation

120 West Campbell Ave.  
Roanoke, Virginia 24011

tel: 540-342-5263  
fax: 540-345-5625

www.hillstudio.com

**GAY AND KEESEE, INCORPORATED**  
ENGINEERS PLANNERS  
328 Mountain Avenue S.W.  
Roanoke, Virginia 24016  
Phone: (540) 345-1110  
Fax: (540) 345-5560  
Email: info@gayandkeese.com

## GENERAL NOTES:

- OWNER/DEVELOPER: MS. JOYCE GRAHAM  
COLONIAL GREEN L.C.  
P.O. BOX 10298  
BLACKSBURG, VIRGINIA 24062  
(540) 320-5215
- TAX PARCEL NUMBER: 1570101  
ZONING DISTRICT: RPUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT  
BUILDING SETBACKS ARE AS FOLLOWS:  
SINGLE-FAMILY LOTS: FRONT-0', SIDE-5', REAR-5'  
CRESCENT HOME LOTS: FRONT-0', SIDE-0', REAR-10', 10' MINIMUM BETWEEN BUILDINGS  
ROWHOUSE LOTS: FRONT-0', SIDE-0' (10' FOR END UNITS); REAR-10', 20' MINIMUM BETWEEN BUILDINGS  
MULTI-FAMILY LOTS: FRONT-15', SIDE-15', REAR-20'  
COMMERCIAL/RESIDENTIAL LOTS: FRONT-20', SIDE-15', REAR-15'  
EXISTING USE: PRIVATE SCHOOL AND UNDEVELOPED  
PROPOSED USE: RESIDENTIAL AND COMMERCIAL  
SEE ORDINANCE No. 36998-032105

- LEGAL REFERENCE: INSTRUMENT No. 050008998
- TOPOGRAPHIC INFORMATION OBTAINED FROM CITY OF ROANOKE GIS AND SUPPLEMENTED FIELD WORK BY GAY AND KEESEE, INC. JANUARY 2005.

- PHASE I AREAS:  
TOTAL PROJECT/PARCEL AREA: 678,751.92 S.F. (15.582 AC.)  
DISTURBED AREA: 591,413.20 S.F. (11.97 AC.)  
PAVEMENT AREA: 65,374.75 S.F.  
SIDEWALK AREA: 11,055.88 S.F.  
BUILDING AREA: 902.00 S.F.  
PERCENT IMPERVIOUS: 168,720.61 S.F. (24.58%)  
AREA OF OPENSPACE PROVIDED: 162,801.14 S.F. (23.98%)  
AREA OF RIGHT-OF-WAY: 139,681.73 S.F. (3.21 AC.)

- 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.I.R.M. COMMUNITY PANEL NO. 51610044 D, EFFECTIVE DATE OF OCTOBER 15, 1993. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.

- DISTANCES AND RADII REFERRED TO ARE TO THE EDGE OF PAVEMENT, OR FACE OF CURB, UNLESS OTHERWISE NOTED.

- ALL SIDEWALKS ARE TO BE FLUSH WITH ADJACENT GRADES, UNLESS OTHERWISE NOTED.

- 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 591-406, 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.

- 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.

- 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.

- ALL UTILITIES TO BE MAINTAINED BY THE CITY OR WESTERN VIRGINIA WATER AUTHORITY SHALL BE WITHIN DEDICATED RIGHTS-OF-WAY OR EASEMENTS.

- 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 SHALL BE UNDERGROUND INSTALLATION.

- ALL ACTIVITIES IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO VDOT WORK AREA PROTECTION MANUAL (MOST RECENT EDITION).

- PAVEMENT WORK WITHIN THE VDOT RIGHT-OF-WAY REQUIRES THE FOLLOWING INSPECTIONS:  
A. SUBGRADE PRIOR TO PLACEMENT OF BASE STONE  
B. BASE STONE PRIOR TO PLACEMENT OF PAVEMENT  
C. PAVEMENT

- THE MINIMUM REQUIRED DENSITY FOR ALL COMPACTION SHALL BE 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN  $\pm 2\%$  OF THE OPTIMUM.

- 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.

- OWNER RESPONSIBLE FOR OBTAINING AN APPROVED EAS/STORM WATER POLLUTION PREVENTION PLAN FOR ANY OFFSITE GRADING AND FOR OBTAINING AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AND STORM WATER POLLUTION PREVENTION PLAN BEFORE OFFSITE GRADING CAN BEGIN.

- 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.

- MINIMUM PAVEMENT SHALL BE 2" VDOT SM-9.5A SURFACE COURSE OVER 8" VDOT 21-B STONE BASE OVER COMPACTED SUBGRADE.

- GARBAGE COLLECTION SHALL BE STREET SIDE AND ALLEY PICKUP.

- 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.

- SIGNAGE IS PERMITTED SEPARATELY IN ACCORDANCE WITH ARTICLE IV DIVISION 3, "SIGN REGULATIONS," OF THE ROANOKE CITY CODE.

- ALL UTILITIES TO BE MAINTAINED BY THE CITY OF ROANOKE SHALL BE WITHIN DEDICATED RIGHTS-OF-WAY OR EASEMENTS.

## GENERAL NOTES CONTINUED:

- 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 HOUSE.

- STREET SIGNS, STOP SIGNS AND ALL TRAFFIC CONTROL SIGNS SHALL BE INSTALLED BY CITY PERSONNEL AT DEVELOPER'S EXPENSE.

- 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.

- UTILITY PEDESTALS AND TRANSFORMER LOCATIONS SHALL BE DETERMINED IN CONSULTATION WITH LANDSCAPE ARCHITECT.

- 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.

## WESTERN VIRGINIA WATER AUTHORITY NOTES:

- THE CONTRACTOR SHALL CONTACT THE UTILITY DEPARTMENT AT 853-5700 AT LEAST 3 DAYS PRIOR TO REQUIRING ACTUAL CONNECTIONS.

- THE CONTRACTOR SHALL INSTALL ALL SANITARY SEWER LATERALS FROM THE MAIN LINE TO THE PROPERTY LINE AND TO THE BUILDING; HOWEVER, THE UTILITY DEPARTMENT PERFORMS THE ACTUAL CONNECTION TO THE EXISTING LINE. THE UTILITY DEPARTMENT WILL CHARGE A CONNECTION FEE. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTION ITEMS: PAVEMENT REMOVAL AND REPLACEMENT, TRENCHING, SHORING, TRAFFIC CONTROL MEASURES AND PERMITS.

- THE CONTRACTOR SHALL PROVIDE THE TAPPING SLEEVE AND VALVE FOR THE WATER MAIN CONNECTION. THE UTILITY DEPARTMENT SHALL PERFORM THE ACTUAL CONNECTION. THE CONTRACTOR SHALL INSTALL ALL WATERLINE LATERALS TO THE PROPERTY LINE AND METER BOX. THE CONTRACTOR IS RESPONSIBLE FOR ALL PAYMENT REMOVAL, REPLACEMENT, TRENCHING, SHORING, AND TRAFFIC CONTROL MEASURES AND PERMITS. METER BOX SHALL SIT ON THE PROPERTY LINE. CITY WILL PROVIDE METER.

## 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.

- BUSINESS CONNECTION IS TO BE MADE WITH 6" PIPE INSTALLED ON A MINIMUM GRADE OF  $\frac{1}{4}$  INCH TO 1 FOOT IN THE RIGHT-OF-WAY.

- LATERAL FROM SEWER MAIN 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 OR CONCRETE PIPE SHALL BE MADE WITH AN ADAPTER COUPLING IN THE RIGHT-OF-WAY.

- ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHTS-OF-WAY SHALL BE COMPACTED ACCORDING TO WESTERN VIRGINIA WATER AUTHORITY STANDARDS.

- LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

- THE CONTRACTOR SHALL COORDINATE WITH THE WESTERN VIRGINIA WATER AUTHORITY FOR THE CONNECTION TO THE EXISTING PUBLIC SEWER LINES.

## 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 RIGHTS-OF-WAY SHALL BE COMPACTED ACCORDING TO WESTERN VIRGINIA WATER AUTHORITY STANDARDS.

- LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

- ALL MAINS SHALL BE CLASS 350 DUCTILE IRON.

- ALL WATER MAINS UNDER PAVEMENT AND/OR UNDER A WORKING PRESSURE OF 100 PSI OR GREATER MUST BE DUCTILE IRON. FITTINGS MUST ADDRESS HIGH PRESSURE, IF APPLICABLE.

## 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.

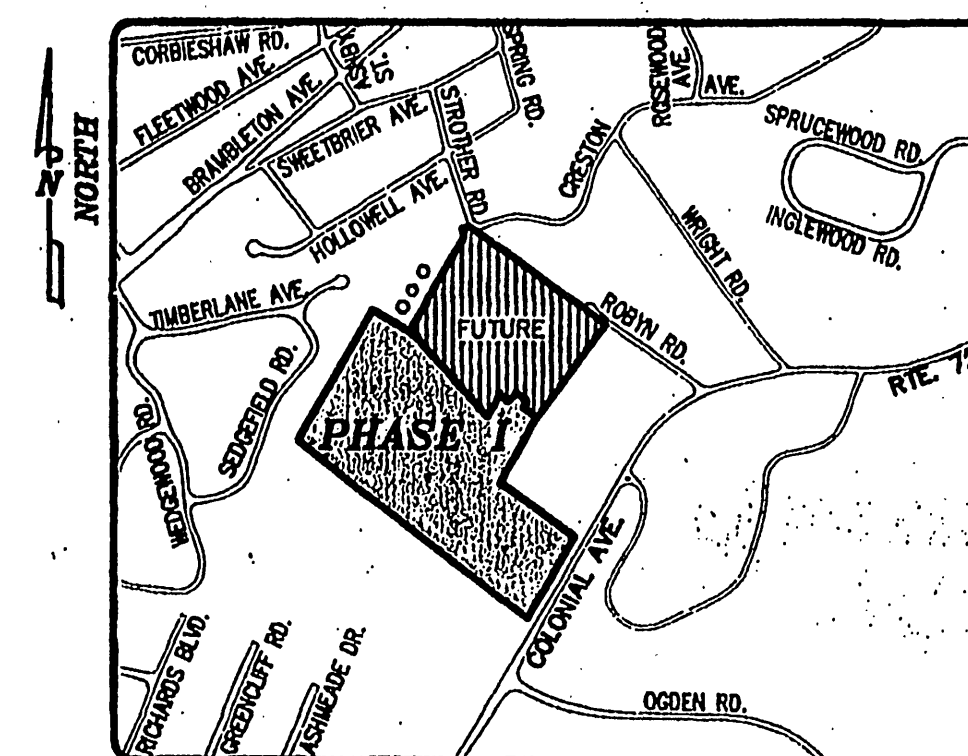
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE FROM ALL AREAS OF THE SITE.

- ALL PERMANENT SEEDING 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 NOT OTHERWISE TREATED, ARE TO BE CUT TURF SEEDING AS SPECIFIED ABOVE.

- EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION BY FENCING.

- ANY LOT BORDERING TWO PUBLIC RIGHTS-OF-WAY SHALL LEAVE A SIGHT TRIANGLE A MINIMUM OF 15 FEET ON EACH SIDE OF THE APEX FOR PROPER SIGHT DISTANCE.



**VICINITY MAP**

SCALE: 1"=800'

## GENERAL EROSION & SEDIMENT CONTROL NOTES:

- ES-1: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS, WITH MOST PARTICULAR ATTENTION BEING PAID TO THE FOLLOWING MINIMUM STANDARDS:

- MS-1: PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENuded AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENuded AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

- MS-2: DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

- MS-3: A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENuded AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE, AND WILL INHIBIT EROSION.

- MS-4: SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS, AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY, AND SHALL BE MADE FUNCTIONAL BEFORE UPGRADE LAND DISTURBANCE TAKES PLACE.

- MS-5: 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. RE-STABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
- F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

- MS-7: WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.

- 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 AND 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 CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

- ES-10: 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 ANY CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.

- ES-11: FINAL ACCEPTANCE/CITY: THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

- ES-12: VEATCH STD 3.05, SILT FENCE, TO BE INSTALLED DOWNSLOPE OF ALL EARTH DISTURBING ACTIVITY, AND AS SHOWN ON PLANS.

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## LAND DISTURBANCE CERTIFICATION:

WE, COLONIAL GREEN, L.C., IDENTIFY \_\_\_\_\_ (CERT/REG No. \_\_\_\_\_) AS THE INDIVIDUAL IN CHARGE OF AND RESPONSIBLE FOR LAND DISTURBING ACTIVITIES ASSOCIATED WITH THIS EROSION AND SEDIMENT CONTROL PLAN. WE AGREE TO NOTIFY THE CITY OF ROANOKE IN WRITING SHOULD WE TRANSFER THIS RESPONSIBILITY TO ANOTHER CERTIFIED INDIVIDUAL BEFORE THE COMPLETION OF THIS PROJECT AND THE RELEASE OF THE EROSION AND SEDIMENT CONTROL BOND.

JOYCE GRAHAM, MANAGING MEMBER

DATE

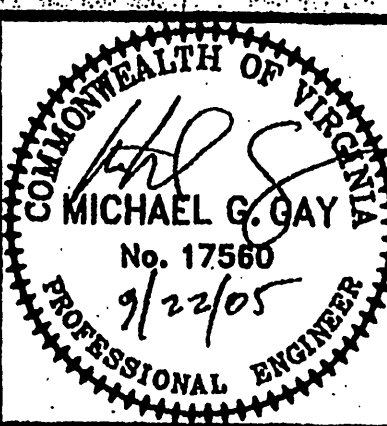
**RECEIVED**  
SEP 23 2005

## CITY APPROVAL:

CITY OF ROANOKE PLANNING BUILDING AND DEVELOPMENT	
AGENT CITY OF ROANOKE PLANNING COMMISSION	DATE
CITY ENGINEER CITY OF ROANOKE VIRGINIA	DATE

Cover Sheet  
& General Notes

Colonial Green  
Phase I Plan  
for Colonial Green, L.C.  
Located on Colonial Avenue  
City of Roanoke, Virginia



REVISED:  
08/24/05  
09/16/05

**PRINTED ON**  
SEP 23 2005

DESIGNED/CALC.: MGG  
CHECKED: MBL  
DRAWN: N/A  
DATE: 07/01/05

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SHEET 1 OF 23