SITE SUMMARY:

OWNER: EDMOND P & BETTYE R DEBERRY
1340 BEAUMONT ROAD
HOLLINS, VA 24019

TAX MAP NUMBER: 28.03-01-06.01.00

SITE ZONING: R1

PROPOSED USE: FUTURE SINGLE FAMILY RESIDENTIAL DETACHED

MINIMUM LOT SIZE: 7,200 S.F.

ACTUAL LOT SIZE: 4.26 AC.

SETBACK REQUIREMENTS:

FRONT: 30'

SIDE: 10'

REAR: 25'

MINIMUM FRONTAGE REQUIRED: 60'

MAXIMUM LOT COVERAGE: 50%

ACTUAL LOT COVERAGE: 0%

MAXIMUM BUILDING COVERAGE: 30% OF TOTAL AREA FOR ALL BLDGS. & 7% FOR ACCESSORY

ACTUAL BUILDING COVERAGE: 0%

MAXIMUM BUILDING HEIGHT: 45'

ACTUAL BUILDING HEIGHT: 0'

NOTE: THE ONLY PROPOSED IMPROVEMENTS WITH THIS PROJECT INCLUDE THE WATER CONNECTION AND SANITARY SEWER LATERAL.

DISTURBED AREA: 0.03 AC.

EASEMENT INSTRUMENT NUMBER: 200809012

GENERAL NOTES:

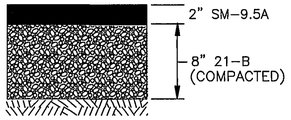
1. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, & WVWA.
2. G.C. TO CONTACT MISS UTILITY PRIOR TO ANY CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING UTILITIES WITHIN THE WORK AREA.
3. G.C. TO CONTACT VDOT 48 HOURS PRIOR TO ANY WORK WITHIN THE RIGHT OF WAY AND SHALL FOLLOW THE MAINTENANCE OF TRAFFIC REGULATIONS PROVIDED WITHIN THE ENTRANCE PERMIT. G.C. IS RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SUBMITTING A MAINTENANCE OF TRAFFIC PLAN TO VDOT FOR REVIEW AND APPROVAL.
4. ALL EX. UTILITIES AFFECTED BY THE PROPOSED EXCAVATION SHALL BE PROTECTED AND SUPPORTED, ESPECIALLY IF JOINTS IN THE EXISTING PIPES/UTILITIES OCCUR WITHIN THE EXCAVATED AREA. CARE SHALL BE TAKEN TO REPLACE BEDDING MATERIAL AND PROVIDE ADEQUATE COMPACTION OF MATERIAL UNDER & AROUND EXISTING DISTURBED UTILITIES DURING TRENCH BACKFILL OPERATIONS.
5. PAVEMENT REPLACEMENT AFTER THE UTILITY CONSTRUCTION SHALL FOLLOW THE LAND USE PERMIT LUP-OC WHICH IS A SPECIAL PROVISION FOR OPEN CUTS.
6. THE PROPOSED SANITARY SEWER OUTSIDE OF THE RIGHT OF WAY SHALL BE PRIVATE.

E&S NOTES:

1. ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO BEGINNING THE WORK.
2. ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED AND WORK COMPLETE.

EROSION & SEDIMENT CONTROL LEGEND:

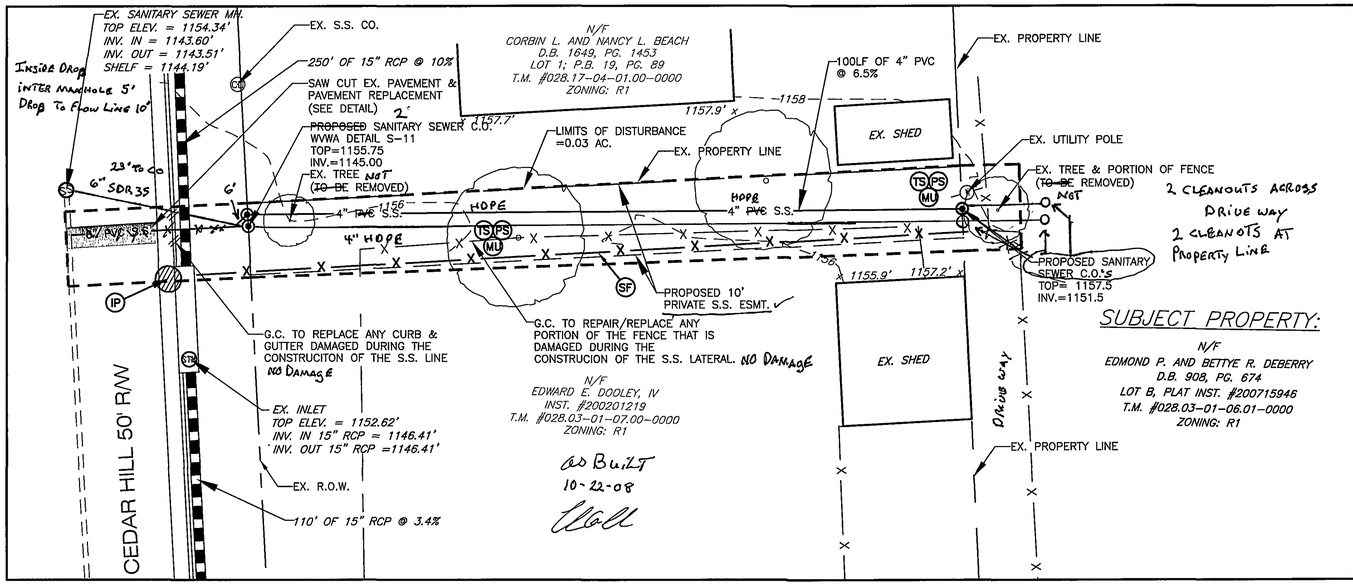
3.05	SILT FENCE	SF
3.31	TEMPORARY SEEDING	TS
3.32	PERMANENT SEEDING	PS



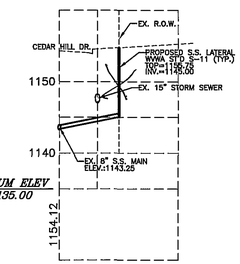
REPLACEMENT PAVEMENT SECTION

NO SCALE

G.C. SHALL MATCH EXISTING LAYERS WITHIN ROADWAY CUT IF DIFFERENT FROM THE PROPOSED PAVEMENT SECTION (SEE LUP-OC FOR ADDITIONAL DETAILS)



APPROVED



SANITARY SEWER LATERAL PROFILE

SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=10'

PRIVATE SANITARY SEWER EXTENSION

1=10'

GRAPHIC SCALE

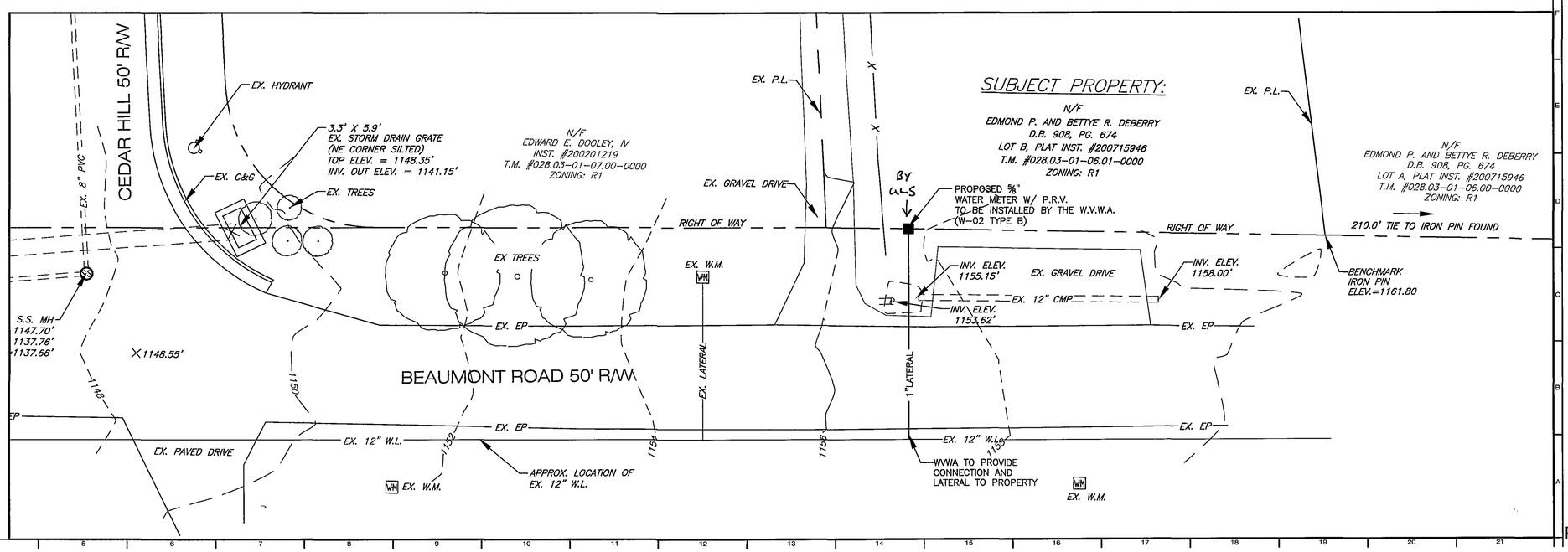
(IN FEET)
1 inch = 10 ft.

PRIVATE WATER METER CONSTRUCTION

1=10'

PAVEMENT REPLACEMENT

// – TO BE REMOVED



COMMONWEALTH OF VIRGINIA
ROGER I. STURGILL
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PROFESSIONAL ENGINEER

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BEAUMONT UTILITY EXTENSION

LAYOUT & GRADING PLAN

ROANOKE COUNTY, VIRGINIA

DRAWN BY: BTC
DESIGNED BY: BTC
CHECKED BY: SMH
DATE: 3-25-08
REVISIONS:
5-7-08
6-20-08
7-10-08

SCALE: 1"=10'

SHEET NO.
C-2

JOB NO.
R0800076.00