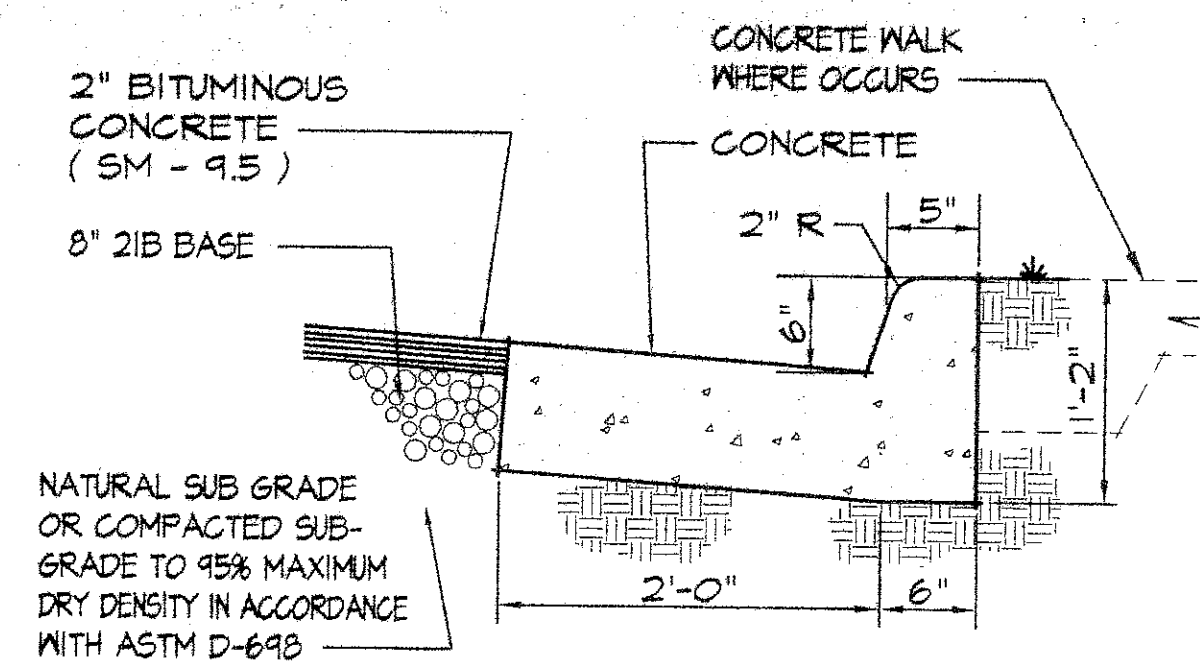


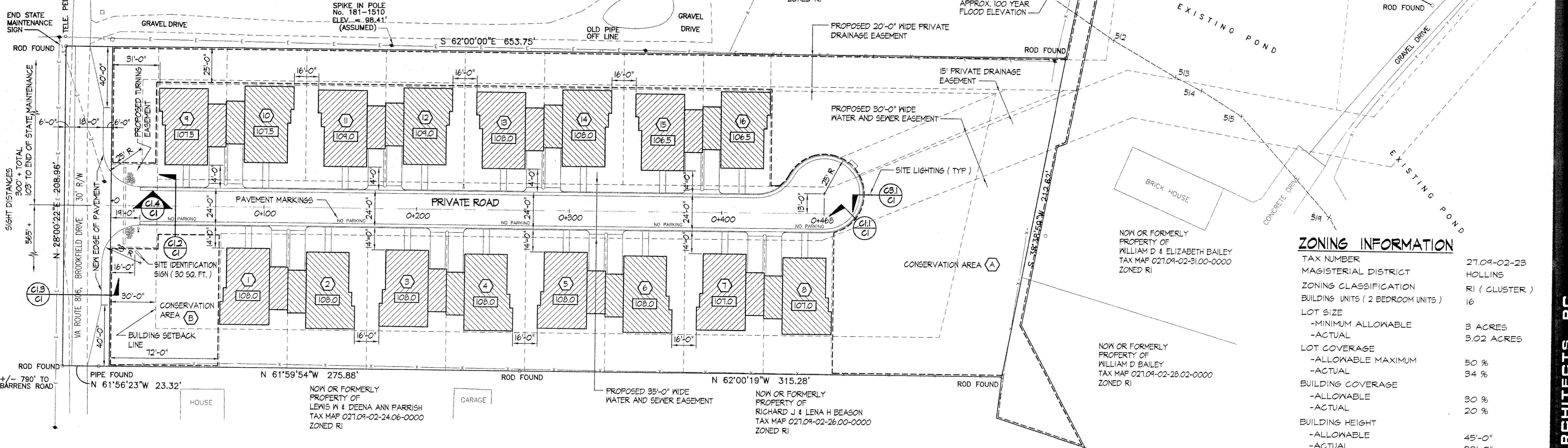
GENERAL NOTES

1. A PRE-CONSTRUCTION CONFERENCE SHOULD BE SCHEDULED WITH THE CONTRACTOR, ARCHITECT / ENGINEER AND MUNICIPAL REPRESENTATIVE TO BE HELD AT LEAST ONE (1) DAY PRIOR TO ANY CONSTRUCTION.
2. MEASURES TO CONTROL EROSION AND SILTATION MUST BE PROVIDED PRIOR TO PLAN APPROVAL. PLAN APPROVAL IN NO WAY RELIEVES THE DEVELOPER OR CONTRACTOR OF THE RESPONSIBILITIES CONTAINED WITHIN THE EROSION AND SILTATION POLICIES.
3. A PERMIT MUST BE OBTAINED FROM V.D.O.T. RESIDENCY OFFICE PRIOR TO CONSTRUCTION IN THE HIGHWAY RIGHT-OF-WAY.
4. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION, AND THE COUNTY OF ROANOKE
5. AN APPROVED SET OF PLANS AND ALL PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE.
6. ALL UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION LIMITS OF THE ROADWAY BEFORE PLACING EMBANKING.
7. PAYMENT SECTIONS ARE BASED ON A MINIMUM CBR OF 10. CBR TESTS ARE TO BE PERFORMED BY THE ENGINEER AND SUBMITTED TO ARCHITECT / ENGINEER PRIOR TO PLACEMENT. CBR VALUES < 10 WILL REQUIRE REVISED PAYMENT SECTIONS.
8. ALL SPRINGS SHALL BE CAPPED AND PIPED TO THE NEAREST STORM SEWER OR NATURAL WATERCOURSES. THE PIPE SHALL BE 6 INCH MINIMUM DIAMETER AND CONFORM TO V.D.O.T. STANDARD SB-1.
9. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED IN ACCORDANCE WITH THE VIRGINIA LITTER CONTROL ACT. NO LESS THAN ONE LITTER RECEPTACLE SHALL BE PROVIDED ON SITE

10. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND / OR OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS. IT IS CONTRACTORS RESPONSIBILITY TO INSURE THAT STREETS ARE IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.
11. THE CONTRACTOR SHALL SUPPLY ALL UTILITY COMPANIES WITH COPIES OF APPROVED PLANS, ADVISING THEM THAT ALL GRADINGS AND INSTALLATION SHALL CONFORM TO APPROVED PLANS.
12. CONTRACTORS SHALL NOTIFY UTILITIES OF PROPOSED CONSTRUCTION AT LEAST TWO (2), BUT NOT MORE THAN TEN (10) WORKING DAYS IN ADVANCE.
13. THE CONTRACTOR SHALL SUPPLY THE ARCHITECT / ENGINEER WITH CORRECT AS-BUILT PLANS BEFORE TENTATIVE ACCEPTANCE.
14. FIELD MODIFICATIONS SHALL BE APPROVED BY ARCHITECT / ENGINEER PRIOR TO SUCH MODIFICATIONS
15. DEPOSIT DRY FILL AS INDICATED IN LAYERS NOT OVER 6" DEEP, THOROUGHLY COMPACTING EACH LAYER TO WITHIN 45% OF STANDARD PROCTOR AS INDICATED BY ASTM 698. DO NOT USE MECHANICAL COMPACTORS WITHIN 2'-0" OF FOUNDATION WALLS
17. ALL LAND DISTURBANCE ACTIVITIES SHALL BE PERFORMED BY A PERSON OR COMPANY HOLDING A RESPONSIBLE LAND DISTURBANCE CERTIFICATE
18. CONTRACTOR SHALL REMOVE THE EXISTING BUILDING AND SEPTIC SYSTEM AND INSTALL COMPACTED FILL PRIOR TO BUILDING CONSTRUCTION
19. SOLID WASTE COLLECTION SHALL BE BY PRIVATE COMPANY
20. UNITS 8 THRU 16 SHALL HAVE HAVE DIRECT ACCESS TO CONSERVATION AREA
21. 100 YEAR FLOOD LIMITS ON ADJACENT PROPERTY (WILLIAM & ELIZABETH BAILEY) FEMA MAP # 516160022D



ELEVATION
SCALE 1/2" = 1'-0"



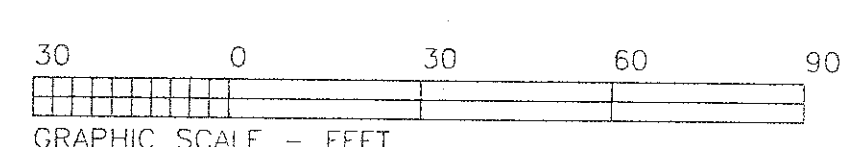
ZONING INFORMATION

TAX NUMBER	27.09-02-23
MAGISTERIAL DISTRICT	HOLLINS
ZONING CLASSIFICATION	R1 (CLUSTER)
BUILDING UNITS (2 BEDROOM UNITS)	16
LOT SIZE	
-MINIMUM ALLOWABLE	3 ACRES
-ACTUAL	3.02 ACRES
LOT COVERAGE	
-ALLOWABLE MAXIMUM	50 %
-ACTUAL	34 %
BUILDING COVERAGE	
-ALLOWABLE	30 %
-ACTUAL	20 %
BUILDING HEIGHT	
-ALLOWABLE	45'-0"
-ACTUAL	22'-0"
PARKING	
-REQUIRED	32
-ACTUAL	32
BUILDING SET BACKS	
-FRONT SETBACK	30'-0"
-SIDE SETBACK (END)	10'-0"
-REAR SETBACK	25'-0"
CONSERVATION AREA	
-REQUIRED	46,043 SQ FT
-ACTUAL	50,544 SQ FT
(A)	44,817 SQ FT
(B)	5727 SQ FT

REVISION DATE
12 SEPT 2002

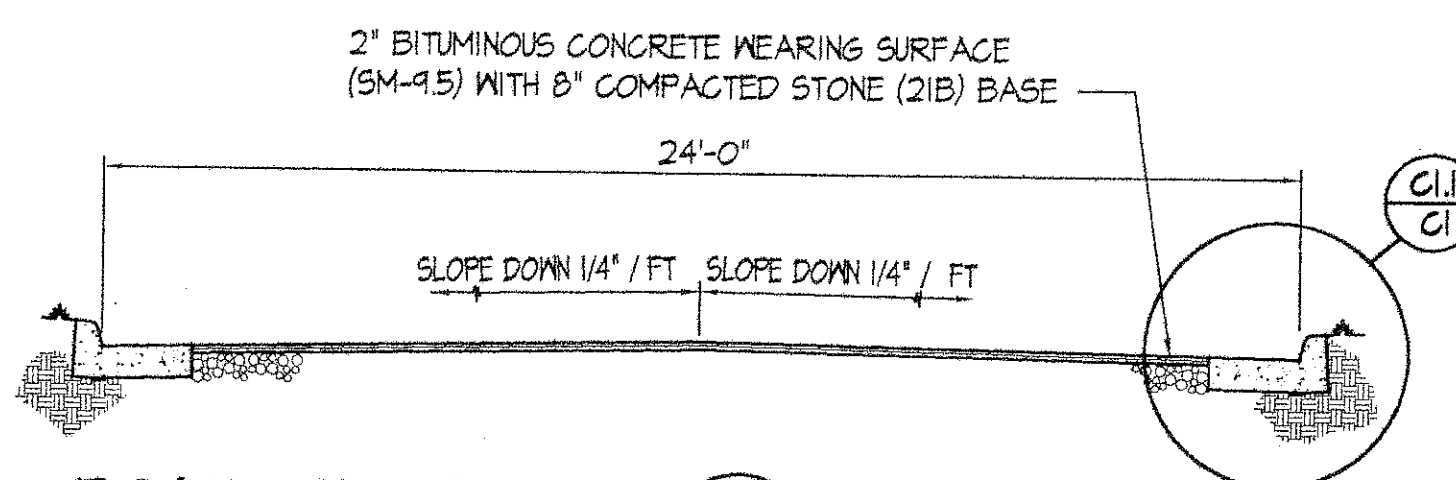
SITE DIMENSIONAL PLAN

SCALE 1" = 30'-0"



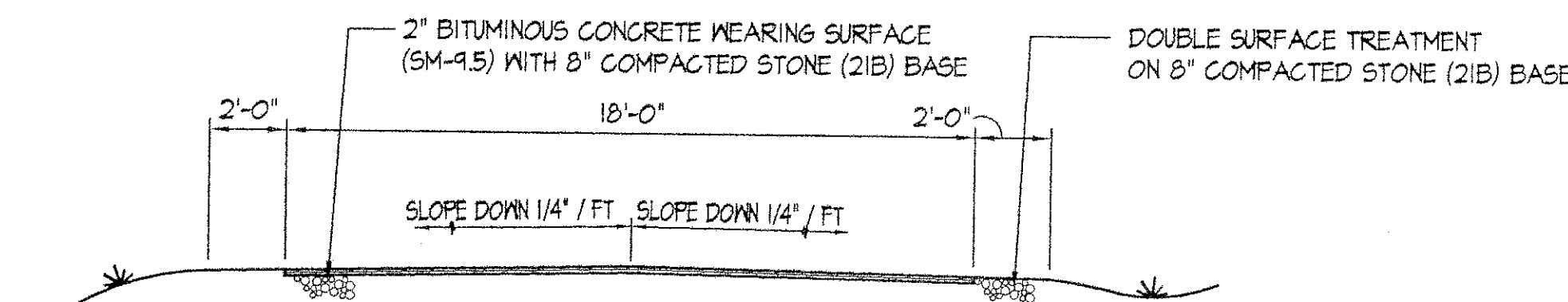
ROAD SECTION

SCALE 1/4" = 1'-0"



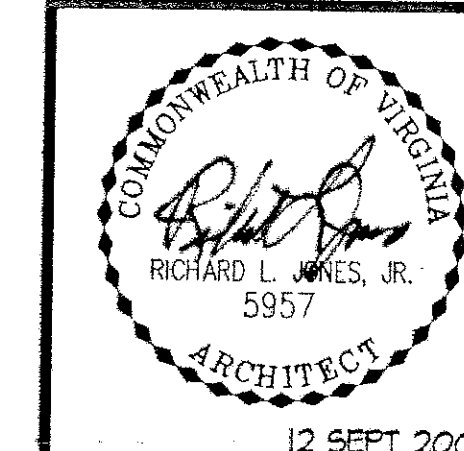
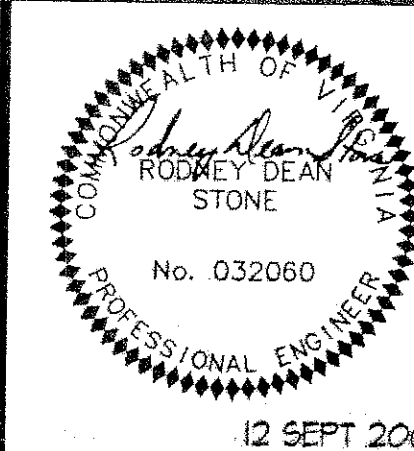
ROAD SECTION

SCALE 1/4" = 1'-0"



NOTE
EXISTING BOUNDARY CONDITIONS ARE AS INDICATED ON SURVEY FOR WILLIAM D BAILEY AND ELIZABETH A BAILEY PREPARED BY T.P. PARKER AND SON DATED 2 AUGUST 2000.
EXISTING TOPO CONDITIONS ARE AS INDICATED ON DOCUMENT PREPARED BY CORNERSTONE SURVEYING

BROOKFIELD COURT
RESIDENTIAL COMMUNITY
ROANOKE COUNTY, VIRGINIA



PROJECT ARCHITECT
RLJ JR

COMMISSION NUMBER
2095

TECHNICIANS
RWT

DATE
27 DEC 2000

C1