

# SITE SUMMARY

OWNER: DANNY G SR & WANDA R WITT  
501 TEXAS HOLLOW ROAD  
SALEM, VA 24153

DEVELOPER/CONTRACT PURCHASER: A.M. COOPER CONSTRUCTION ATTN: AL COOPER  
4430 OLD CAVE SPRING ROAD  
ROANOKE, VA 24018

TAX MAP NUMBER: 44.04-02-47.01

SIZE: 7.58 AC.

ZONING: R1 (ZERO LOT LINE OPTION)

MINIMUM LOT SIZE REQUIRED: .13 AC./5,760 SQ.FT.

MINIMUM LOT FRONTAGE REQUIRED: 60' ON EXISTING R/W  
48' ON INTERIOR ROAD

MIN. LOT FRONTAGE PROVIDED: 52'

SETBACKS: FRONT 30' OFF OF EXISTING R/W  
24' OFF OF INTERIOR ROAD

SIDE 10' WHEN ADJACENT TO PROPERTY NOT  
WITHIN COMMON DEVELOPMENT - OTHERWISE  
ONE 10' YARD AND ONE ZERO YARD

REAR 25' WHEN ADJACENT TO PROPERTY  
NOT WITHIN COMMON DEVELOPMENT  
OTHERWISE 20'

**Water Mtl's**  
Pipe: 8" J-M Manufacturing  
C900 DR14 PVC  
Valves: Mueller  
(Left-to-open)  
FHS: Mueller, 5 1/4"  
2006

**Water Lengths**  
Tapping Valve → 8" Tee 206.1'  
8" Tee → V<sub>1</sub> 10.7'  
V<sub>1</sub> → ARV 374.0'  
ARV → 8" Tee 66.8'  
8" Tee → 8" Tee 542.5'  
8" Tee → V<sub>2</sub> 40.9'  
V<sub>2</sub> → 8" Tee 10.7'  
Total 1251.7'

FEMA MAP #: 51161C0037 D (EFFECTIVE DATE 10/15/93)

MAXIMUM LOT COVERAGE: 50%

STREET CATEGORY: ONE- 330 TRIPS PER DAY

MAXIMUM BUILDING COVERAGE: 40 PERCENT OF LOT AREA

PARKING: DEVELOPER SHALL PROVIDE A MINIMUM OF 2 OFF  
STREET PARKING SPACES FOR EACH LOT.

WALL MAINTENANCE NOTE: A PERPETUAL 5 FOOT WALL  
MAINTENANCE EASEMENT SHALL BE PROVIDED ON THE  
LOT ADJACENT TO THE ZERO LOT LINE PROPERTY LINE.  
THIS EASEMENT SHALL BE KEPT CLEAR OF STRUCTURES  
OR ANY OTHER IMPROVEMENT WHICH WOULD INFRINGE  
ON THE USE OF THE EASEMENT, WITH THE EXCEPTION OF  
FREESTANDING WALLS AND FENCES. THIS EASEMENT  
SHALL BE SHOWN ON THE PLAT AND INCORPORATED  
INTO EACH DEED TRANSFERRING TITLE TO THE  
PROPERTY.

APPROX. HOUSE ENVELOPE SIZE SHOWN: 40' x 60'

- GENERAL NOTES:**
- NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, & VDOT.
  - EXISTING DRAINFIELD TO BE LOCATED AND REMOVED PER VDH STANDARDS AND REQUIREMENTS.
  - A SIGN PERMIT MUST BE OBTAINED FROM ROANOKE COUNTY PRIOR TO INSTALLATION OF THE SIGN. REFER TO SECTION 30-93 FOR ROANOKE COUNTY'S SIGN REGULATIONS.
  - THE PROPOSED ROADWAY SHALL BE PUBLIC AND WILL BE STATE MAINTAINED.
  - CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
  - STORMWATER FENCING AND GATES SHALL ADHERE TO ROANOKE COUNTY STANDARDS.
  - THE GRADE OF THE STORMWATER MANAGEMENT ACCESS IS LESS THAN 10% SO NO PAVING IS REQUIRED, HOWEVER IF THE POND SHALL BE MAINTAINED IN THE FUTURE BY ROANOKE COUNTY, THEN THE ACCESS MUST BE PAVED WITH AN APPROVED MATERIAL.
  - NO ACCESS FOR TAX PARCEL # 44.04-2-44 WILL BE ALLOWED WITHIN THIS DEVELOPMENT. ALL LOTS AND PROPOSED SWM BASIN(S) MUST BE SERVED INTERNALLY, AS ONLY ONE CONNECTION TO ROUTE 641 IS ALLOWED.
  - ALL DRIVEWAY ENTRANCES & STORMWATER MANAGEMENT ACCESS SHALL USE A VDOT STANDARD CG-3D WITH 18" MAXIMUM THROAT AND LOCATED A MINIMUM OF 10' FROM THE PROPERTY LINE. ALL ENTRANCES SHALL BE COORDINATED WITH THE INSTALLATION OF THE CURB AND GUTTER AND EXACT LOCATION OF THE HOUSES.
  - THE PROPOSED WATERLINE SHALL BE 4" TO A POINT WHERE THE LINE MEETS THE PROPOSED GATE VALVES WITHIN THE SUBDIVISION, THEN THE LINE SHALL RETURN TO A 8" WATERLINE.
  - ALL STORMSEWER CONCRETE PIPES SHALL BE A MINIMUM OF CLASS III CONCRETE AS PER VDOT STANDARDS.
  - EXISTING PAVEMENT TO BE SAWCUT AT LEAST 1' FROM THE EX. EP OR THE DISTANCE REQUIRED TO REACH THE FULL DEPTH OF PAVEMENT.
  - SUBDIVISION SIGN MUST BE LOCATED AT LEAST 15' FROM THE PROPERTY LINE.

## SANITARY SEWER STRUCTURE SCHEDULE

| EXISTING MANHOLE                                                                            | PROPOSED MANHOLE                                                                                            |
|---------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| EX-1 TOP=1171.74<br>INV IN=1157.10<br>INV OUT=1157.00<br>SHEET=1157.80<br>W/VDOT STD 106.09 | PROPOSED DI-3B (8')<br>TOP=1174.50<br>INV IN=1165.43<br>INV OUT=1165.33<br>W/VDOT STD 106.09<br>RCP @ 4.26% |
| EX-2 TOP=1158.11<br>INV IN=1158.01<br>INV OUT=1158.00<br>W/VDOT STD 106.09                  | PROPOSED DI-3B (6')<br>TOP=1176.09<br>INV IN=1170.61<br>INV OUT=1170.51<br>W/VDOT STD 106.09                |
| EX-3 TOP=1180.00<br>INV IN=1164.42<br>INV OUT=1164.32<br>W/VDOT STD 106.14                  | PROPOSED DI-1<br>TOP=1175.75<br>INV IN=1171.75                                                              |
| EX-4 TOP=1170.54<br>INV IN=1166.64<br>INV OUT=1166.54                                       | PROPOSED DI-3B (10')<br>TOP=1176.77<br>INV IN=1170.77<br>INV OUT=1170.67<br>W/VDOT STD 106.09               |
| EX-5 TOP=1192.00<br>INV IN=1184.87<br>INV OUT=1184.77<br>W/VDOT STD 106.09                  | PROPOSED DI-1<br>TOP=1175.75<br>INV IN=1171.75                                                              |
| EX-6 TOP=1176.25<br>INV IN=1167.74<br>INV OUT=1167.64<br>W/VDOT STD 106.09                  | PROPOSED DI-3B (4')<br>TOP=1176.51<br>INV IN=1169.75<br>INV OUT=1169.65<br>W/VDOT STD 106.09                |
| EX-7 TOP=1169.10<br>INV IN=1169.00<br>INV OUT=1169.00<br>W/VDOT STD 106.09                  | PROPOSED DI-1<br>TOP=1169.75<br>INV IN=1165.95<br>INV OUT=1165.85<br>W/VDOT STD 106.09                      |
| EX-8 TOP=1184.60<br>INV IN=1178.10<br>INV OUT=1178.00<br>W/VDOT STD 106.09                  | PROPOSED DI-3B (8')<br>TOP=1178.00<br>INV IN=1172.00<br>INV OUT=1171.90<br>W/VDOT STD 106.09                |
| EX-9 TOP=1198.20<br>INV IN=1188.25<br>INV OUT=1188.15<br>W/VDOT STD 106.09                  | PROPOSED DI-3B (10')<br>TOP=1178.00<br>INV IN=1172.00<br>INV OUT=1171.90<br>W/VDOT STD 106.09               |
| EX-10 TOP=1203.00<br>INV IN=1190.50<br>INV OUT=1190.40<br>W/VDOT STD 106.09                 | PROPOSED DI-3B (8')<br>TOP=1178.00<br>INV IN=1172.00<br>INV OUT=1171.90<br>W/VDOT STD 106.09                |
| EX-11 TOP=1177.24<br>INV IN=1167.47<br>INV OUT=1167.37<br>W/VDOT STD 106.09                 | PROPOSED DI-1<br>TOP=1169.75<br>INV IN=1165.95<br>INV OUT=1165.85<br>W/VDOT STD 106.09                      |

## STORM SEWER STRUCTURE SCHEDULE

| PROPOSED DI-3B (8')                                                                          | PROPOSED DI-3B (6')                                                                           | PROPOSED DI-3B (10')                                                                          | PROPOSED DI-3B (4')                                                                          |
|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| TOP=1174.50<br>INV IN=1165.43<br>INV OUT=1165.33<br>W/VDOT STD 106.09<br>RCP @ 4.26%         | TOP=1176.09<br>INV IN=1170.61<br>INV OUT=1170.51<br>W/VDOT STD 106.09                         | TOP=1176.77<br>INV IN=1170.77<br>INV OUT=1170.67<br>W/VDOT STD 106.09                         | TOP=1176.51<br>INV IN=1169.75<br>INV OUT=1169.65<br>W/VDOT STD 106.09                        |
| PROPOSED DI-1<br>TOP=1175.75<br>INV IN=1171.75                                               | PROPOSED DI-3B (10')<br>TOP=1176.77<br>INV IN=1170.77<br>INV OUT=1170.67<br>W/VDOT STD 106.09 | PROPOSED DI-1<br>TOP=1169.75<br>INV IN=1165.95<br>INV OUT=1165.85<br>W/VDOT STD 106.09        | PROPOSED DI-3B (8')<br>TOP=1178.00<br>INV IN=1172.00<br>INV OUT=1171.90<br>W/VDOT STD 106.09 |
| PROPOSED DI-3B (4')<br>TOP=1176.51<br>INV IN=1169.75<br>INV OUT=1169.65<br>W/VDOT STD 106.09 | PROPOSED DI-1<br>TOP=1169.75<br>INV IN=1165.95<br>INV OUT=1165.85<br>W/VDOT STD 106.09        | PROPOSED DI-3B (10')<br>TOP=1176.77<br>INV IN=1170.77<br>INV OUT=1170.67<br>W/VDOT STD 106.09 | PROPOSED DI-3B (8')<br>TOP=1178.00<br>INV IN=1172.00<br>INV OUT=1171.90<br>W/VDOT STD 106.09 |
| PROPOSED DI-3B (8')<br>TOP=1178.00<br>INV IN=1172.00<br>INV OUT=1171.90<br>W/VDOT STD 106.09 | PROPOSED DI-3B (10')<br>TOP=1176.77<br>INV IN=1170.77<br>INV OUT=1170.67<br>W/VDOT STD 106.09 | PROPOSED DI-1<br>TOP=1169.75<br>INV IN=1165.95<br>INV OUT=1165.85<br>W/VDOT STD 106.09        | PROPOSED DI-3B (8')<br>TOP=1178.00<br>INV IN=1172.00<br>INV OUT=1171.90<br>W/VDOT STD 106.09 |

# BUILDING LOT COVERAGE:

| LOT #         | % COVERAGE | LOT #         | % COVERAGE | LOT #         | % COVERAGE |
|---------------|------------|---------------|------------|---------------|------------|
| LOT 1-0.22AC  | LOT 1-25%  | LOT 12-0.36AC | LOT 12-15% | LOT 23-0.13AC | LOT 23-39% |
| LOT 2-0.20AC  | LOT 2-26%  | LOT 13-0.16AC | LOT 13-34% | LOT 24-0.18AC | LOT 24-30% |
| LOT 3-0.13AC  | LOT 3-39%  | LOT 14-0.14AC | LOT 14-39% | LOT 25-0.17AC | LOT 25-32% |
| LOT 4-0.13AC  | LOT 4-39%  | LOT 15-0.13AC | LOT 15-39% | LOT 26-0.13AC | LOT 26-39% |
| LOT 5-0.18AC  | LOT 5-30%  | LOT 16-0.15AC | LOT 16-36% | LOT 27-0.13AC | LOT 27-39% |
| LOT 6-0.17AC  | LOT 6-32%  | LOT 17-0.18AC | LOT 17-30% | LOT 28-0.43AC | LOT 28-EX. |
| LOT 7-0.23AC  | LOT 7-24%  | LOT 18-0.22AC | LOT 18-25% | LOT 29-0.29AC | LOT 29-14% |
| LOT 8-0.20AC  | LOT 8-27%  | LOT 19-0.47AC | LOT 19-11% | LOT 30-0.17AC | LOT 30-39% |
| LOT 9-0.14AC  | LOT 9-39%  | LOT 20-0.21AC | LOT 20-26% | LOT 31-0.17AC | LOT 31-39% |
| LOT 10-0.14AC | LOT 10-39% | LOT 21-0.15AC | LOT 21-36% | LOT 32-0.20AC | LOT 32-27% |
| LOT 11-0.19AC | LOT 11-29% | LOT 22-0.14AC | LOT 22-38% |               |            |

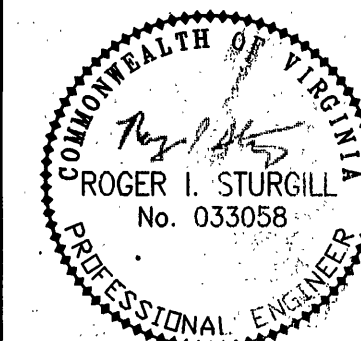
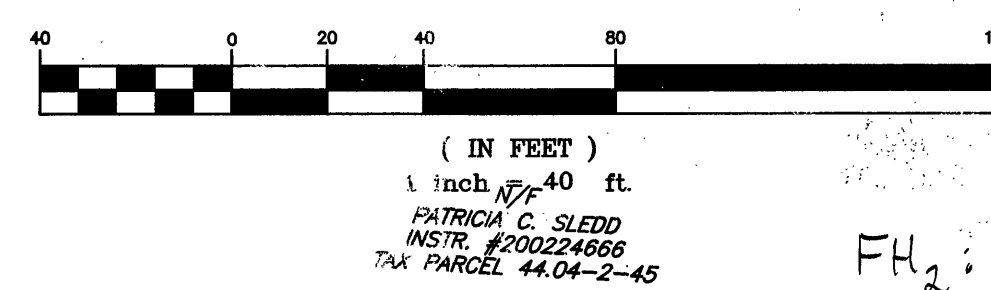
**Sewer Mtl's**  
SDR-26 Pipe-8"  
J-M Manufacturing (PVC)  
Frame & Covers - Capitol Foundry  
SDR-35 Pipe-8"  
J-M Manufacturing (PVC)  
Manhole Structures: CSZ,  
pre-cast concrete  
4" pipes: National SDR-35  
American SDR-35

## WATER NOTE:

- PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY, THE GENERAL CONTRACTOR SHALL PREPARE A TRAFFIC PLAN AND ACQUIRE APPROVAL FROM THE LOCAL VDOT OFFICE. UPON RECEIVING APPROVAL, THE G.C. SHALL COORDINATE WITH THE W.V.W.A. TO PREPARE THE PROPOSED 8" WET TAP. THE G.C. IS RESPONSIBLE FOR THE TRAFFIC CONTROL, THE OPEN EXCAVATION, AND ANY SHORING/BRACING REQUIRED BY O.S.H.A. STANDARDS. UPON COMPLETION OF W.V.W.A. RESPONSIBILITIES, THE G.C. SHALL BACKFILL THE OPEN CUT IN COMPLIANCE WITH W.V.W.A. DETAIL W-25.

**Sewer Lengths**  
EX MH → MH A 40.3' MH K → MH G 122.0'  
MH A → MH B 95.25' MH G → MH H 139.0'  
MH B → MH C 256.1' MH H → MH I 226.5'  
MH C → MH F 130.5' MH I → MH J 106.1'  
MH F → MH K 138.5' MH J → MH L 106.1'  
MH K → MH D 122.5' MH L → MH M 52.5'  
Total 1386.5'

# GRAPHIC SCALE



**BALZER AND ASSOCIATES, INC.**  
PLANNERS • ARCHITECTS  
ENGINEERS • SURVEYORS

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1687 Commerce Road  
Suite 201  
Virginia, Virginia 24462  
Phone: 540/248-3222  
FAX: 540/248-3221

**CARDINAL MEADOWS**  
LAYOUT & UTILITY  
CATAWBA  
ROANOKE COUNTY, VIRGINIA

DRAWN BY: BTC  
DESIGNED BY: BTC  
CHECKED BY: RIS  
DATE: 12-21-05  
REVISIONS:  
2-24-06  
4-14-06  
6-5-06

SCALE: 1"=40'  
SHEET NO.  
**C3**  
WWW.ID#6PGLW  
JOB NO.  
R0500351.00

AS-BUILTS K. Winslow 7/3/07