SITE SUMMARY

OWNER: DUDDING, CINDY MICHELLE
5640 STARKEY ROAD
ROANOKE, VA

DEVELOPER/CONTRACT PURCHASER: FIELDS CONSTRUCTION
305 S. COLORADO ST.
SALEM, VA 24153

TAX MAP NUMBER: 87.19-03-35.00,87.19-03-36.00

SIZE: 1.26 AC.; 1.26 AC.; =2.52 AC.

ZONING: R3

MINIMUM LOT SIZE REQUIRED: 1,800 SQ.FT. FOR INTERIOR
2,300 SQ.FT. FOR END LOTS

SETBACKS: FRONT 30'
SIDE 10'
REAR 25'

MAXIMUM LOT COVERAGE: 65% MAX.

BUILDING LOT COVERAGE:40% MAX..
FEMA MAP #: 5116IC0062 D (EFFECTIVE DATE 10/15/93)

USE: RESIDENTIAL TOWNHOUSE DEVELOPMENT

STREET CATAGORY: PRIVATE ROADWAY WITH 35' ROW

MAXIMUM BUILDING COVERAGE: 30 PERCENT OF LOT AREA

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

APPROXIMATE UNIT SIZE: 40' x 51'

COMMON SPACE: IS COMPRISED OF THE AREAS WITHIN THE DEVELOPMENT NOT DESIGNATED AS A LOT. THESE AREAS SHALL BE UTILIZED AS OPEN SPACE (W/EASEMENTS WITHIN THEM) AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

NOTES:
1. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, & VDOT.
2. ALL UNITS SHALL SHALL HAVE A **W-02** TYPE "B" WATER SERVICE CONNECTION INSTALLED PER WVWA STANDARDS.
3. TRASH DISPOSAL SHALL BE CAN PICK UP.
4. FLOODPLAIN DEFINED BY BALZER & ASSOCIATES FLOOD STUDY TITLED "FLOOD STUDY FOR STARKEY ROAD TOWNHOMES" DATED "2-15-06". REVISED 4-21-06.
5. ALL EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED, AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES. THE LIGHTING INTENSITY AT ADJOINING RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.
6. CONTRACTOR SHALL FURNISH AND INSTALL TAPPING SLEVE AND VALVE, TAP TO BE MADE BY WVWA. CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION AND SHORING PER OSHA REGULATIONS"
7. THE CURBING ON THE SOUTH SIDE OF THE ROADWAY SHALL BE PAINTED YELLOW WITH "NO PARKING – FIRE LANE" SIGNAGE BEING PLACED AT THE BEGINING, END, AND EVERY 100 FEET ALONG THE FIRE LANE AS REQUIRED BY ROANOKE COUNTY CODE 9-21#14.
8. A SIGN PERMIT MUST BE OBTAINED FROM ROANOKE COUNTY PRIOR TO INSTALLATION OF THE SUBDIVISION SIGN. REFER TO SECTION 30-93 FOR ROANOKE COUNTY SIGN REGULATIONS.
9. MISS UTILITY TO BE CONTACTED PRIOR TO CONSTRUCTION DUE TO THE LOCATION OF UNDERGROUND UTILITIES IN THE DITCH AREA ADJACENT TO STARKEY ROAD WHERE WORK IS PROPOSED.
10. SAW CUT EXISTING EDGE OF PAVEMENT TO 1' OR TO THE FULL DEPTH OF THE PAVEMENT, WHICHEVER IS GREATER.

PAVING NOTES:

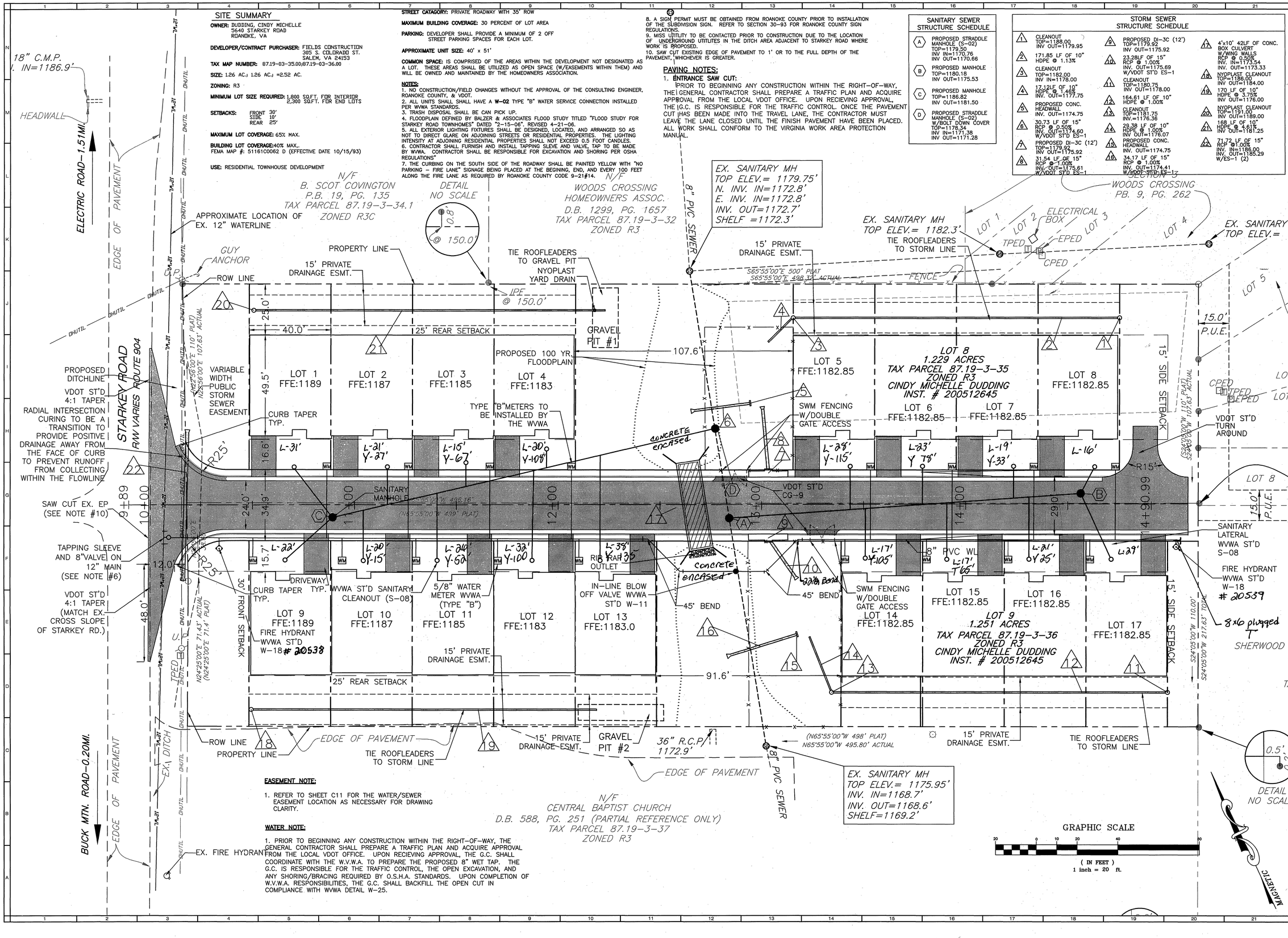
1. ENTRANCE SAW CUT:
PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY, THE GENERAL CONTRACTOR SHALL PREPARE A TRAFFIC PLAN AND ACQUIRE APPROVAL FROM THE LOCAL VDOT OFFICE. UPON RECIEVING APPROVAL, THE G.C. IS RESPONSIBLE FOR THE TRAFFIC CONTROL. ONCE THE PAVEMENT CUT HAS BEEN MADE INTO THE TRAVEL LANE, THE CONTRACTOR MUST LEAVE THE LANE CLOSED UNTIL THE FINISH PAVEMENT HAVE BEEN PLACED. ALL WORK SHALL CONFORM TO THE VIRGINIA WORK AREA PROTECTION MANUAL.

SANITARY SEWER STRUCTURE SCHEDULE

- (A) PROPOSED STRADDLE MANHOLE (S-02) TOP=1178.50 INV IN=1170.76 INV OUT=1170.66
- (B) PROPOSED MANHOLE TOP=1180.18 INV OUT=1175.53
- (C) PROPOSED MANHOLE TOP=1186.82 INV OUT=1181.50
- (D) PROPOSED STRADDLE MANHOLE (S-02) W/BOLT DOWN COVER TOP=1178.34 INV IN=1171.38 INV OUT=1171.28

STORM SEWER STRUCTURE SCHEDULE

1. CLEANOUT TOP=1158.00 INV OUT=1179.95
2. 171.85 LF OF 10" HDPE @ 1.13%
3. CLEANOUT TOP=1182.00 INV OUT=1178.00
4. 17.12LF OF 10" HDPE @ 1.46% INV. OUT=1177.75
5. PROPOSED CONC. HEADWALL INV. OUT=1174.75
6. 30.73 LF OF 15" RCP @ 0.50% INV. OUT=1174.60 W/VDOT ST'D ES-1
7. PROPOSED DI-3C (12') TOP=1179.92 INV. OUT=1175.92
8. 31.54 LF OF 15" RCP @ 1.00% INV. OUT=1175.61 W/VDOT ST'D ES-1
9. PROPOSED DI-3C (12') TOP=1179.92 INV OUT=1175.92
10. 23.28LF OF 15" RCP @ 1.00% INV. OUT=1175.69 W/VDOT ST'D ES-1
11. CLEANOUT TOP=1180.75 INV OUT=1178.00
12. 164.61 LF OF 10" HDPE @ 1.00%
13. CLEANOUT TOP=1181.75 INV.=1176.36
14. 29.38 LF OF 10" HDPE @ 1.00% INV OUT=1176.07
15. PROPOSED CONC. HEADWALL INV. OUT=1174.75
16. 34.17 LF OF 15" RCP @ 1.00% INV. OUT=1174.41 W/VDOT ST'D ES-1
17. 4'x10' 42LF OF CONC. BOX CULVERT W/WING WALLS RCP @ 0.25% INV. IN=1173.54 INV. OUT=1173.33
18. NYOPLAST CLEANOUT TOP=1186.00 INV OUT=1184.00
19. 170 LF OF 10" HDPE @ 3.75% INV OUT=1176.00
20. NYOPLAST CLEANOUT TOP=1191.00 INV OUT=1189.00
21. 168 LF OF 10" HDPE @ 4.61% INV OUT=1181.25
22. 71.72 LF OF 15" RCP @1.00% INV. IN=1186.00 INV. OUT=1185.29 W/ES-1 (2)



EASEMENT NOTE:

1. REFER TO SHEET C11 FOR THE WATER/SEWER EASEMENT LOCATION AS NECESSARY FOR DRAWING CLARITY.

WATER NOTE:

1. 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 RECIEVING 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 WVWA DETAIL W-25.

COMMONWEALTH OF VIRGINIA
ROGER I. STURGILL
No. 033058
PROFESSIONAL ENGINEER

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1208 Corporate Circle
Roanoke, Virginia 24018
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FAX: 540/772-8050

501 Branchway Road
Richmond, Virginia 23236
Phone: 804/794-0571
FAX: 804/794-2635

880 Technology Park Drive
Suite 200
Glen Allen, Virginia 23059
Phone: 804/553-0132
FAX: 804/553-0133

448 Peppers Ferry Road, NW
Christiansburg, Virginia 24073
Phone: 540/381-4290
FAX: 540/381-4291

1561 Commerce Road
Suite 401
Verona, Virginia 24482
Phone: 540/248-3220
FAX: 540/248-3221

CHANTILLY PLACE

LAYOUT & UTILITY PLAN

CAVE SPRING
ROANOKE COUNTY, VIRGINIA

DRAWN BY: BTC
DESIGNED BY: SMH
CHECKED BY: RIS
DATE: 2/15/05

REVISIONS:
4-21-06
6-05-06
6-22-06

AS - BUILT
05/07/2008

SCALE: 1"=20'

SHEET NO.
C3

JOB NO.
R0500395.00