

**SANITARY SEWER LOCATION TABLE**

FROM	TO	BEARING & DISTANCE
9	101	N 08°30'44" E, 65.65'
101	102	N 14°36'20" W, 137.69'
102	103	N 13°00'16" W, 399.25'
103	104	N 29°23'09" W, 121.98'
104	FUTURE	N 60°36'51" E, 124.20'

**SANITARY SEWER SUMMARY:** (WESTERN VIRGINIA WATER AUTHORITY)

- [S-1] 4 FOOT DIAMETER MANHOLE W/ FRAME & COVER, (4 TOTAL), (DD-01)
- [S-2] SANITARY SEWER LATERAL, (11 TOTAL), (DD-07)
- [S-3] STONE BEDDING, (110 TONS), (DD-15)

PROPOSED 725 L.F. OF 8" SDR-35 SANITARY SEWER.

**SANITARY SEWER NOTES:**

- CONTRACTOR SHALL VERIFY TOP AND INVERTS OF MANHOLE #9 PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT T.P. PARKER & SON WITH INVERT VARIATIONS. MANHOLE #9 IS CURRENTLY NOT INSTALLED.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF 3 FEET OF COVER OVER SEWER MAINS. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF "ROANOKE COUNTY WATER & SANITARY SEWER REGULATIONS", AS REQUIRED.

**WATERLINE NOTES:** (WESTERN VIRGINIA WATER AUTHORITY)

- THE CONTRACTOR SHALL PLACE A PRESSURE REDUCING VALVE AT EACH METER LOCATION, PER DETAIL WDD-03, OF THE WVWA CONSTRUCTION STANDARDS.

[W-5] SINGLE RESIDENTIAL WATER SERVICE WITH PRV (11 TOTAL)  
(WVWA DETAIL WDD-03)

**PAVEMENT SUMMARY:**

VDOT CG-6, CURB & GUTTER: 808 L.F.

VDOT CG-9D, ENTRANCE GUTTER: 11 EA.

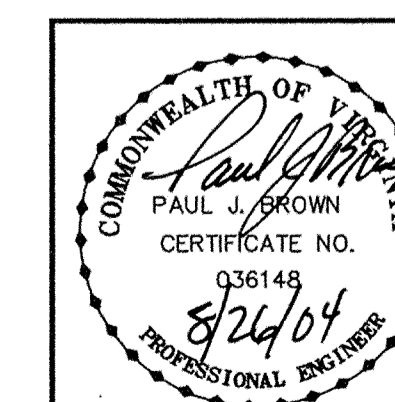
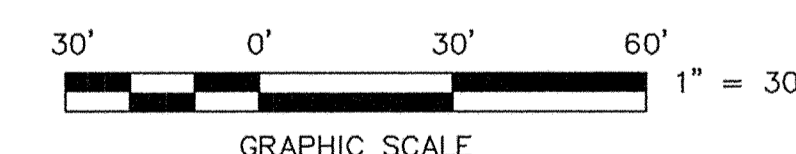
**DEMOLITION NOTES:**

- THE CONTRACTOR SHALL PROVIDE A NEAT, VERTICAL SAW-CUT ALONG RED LANE EXTENSION PRIOR TO INSTALLING VDOT STD. CG-6 CURB & GUTTER.
- THE CONTRACTOR SHALL ANTICIPATE REMOVING AND REPLACING UP TO 2 FEET OF PAVEMENT DURING THE INSTALLATION OF VDOT STD. CG-6.
- THE CONTRACTOR SHALL COORDINATE WITH VDOT PRIOR TO ANY CONSTRUCTION WITHIN THE ROAD RIGHT-OF-WAY.
- THE CONTRACTOR SHALL BE AWARE OF OVERHEAD POWER LINES AND PROTECT EXISTING POLES DURING CONSTRUCTION.

REFER TO SUBDIVISION PLAT FOR LOT SIZE & DIMENSIONS.

**ZONING:** R1 = LOW DENSITY RESIDENTIAL DISTRICT

- A.) MIN. LOT SIZE = 7,200 S.F.
- B.) MIN. SETBACKS: FRONT YARD = 30'
- C.) MAX. BUILDING HEIGHT = 45'
- D.) MAX. COVERAGE: BUILDING = 30%
- MIN. LOT FRONTAGE = 60 L.F.
- SIDE YARD = 10'
- REAR YARD = 25'
- LOT = 50%

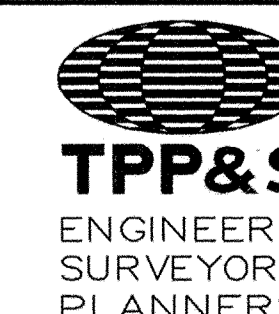


DESIGNED BY: P.J. BROWN  
DRAWN BY: PJB/JJB  
CHECKED BY: PJB  
W.O. #: 03-0553  
N.B.: WW-174, F-59  
TAX NO.: 45.02-01-15.1

**DIMENSION AND UTILITY PLAN**  
FOR  
**HARBORWOOD CONSTRUCTION CO.**  
OF  
**EAGLE VIEW ESTATES**  
SITUATE ON RED LANE EXTENSION (RTE 705)  
CATAWBA MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA

REVISED: JULY 28, 2004  
DATE: APRIL 28, 2004

SCALE: 1" = 30'



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03-0553-BASE.DWG