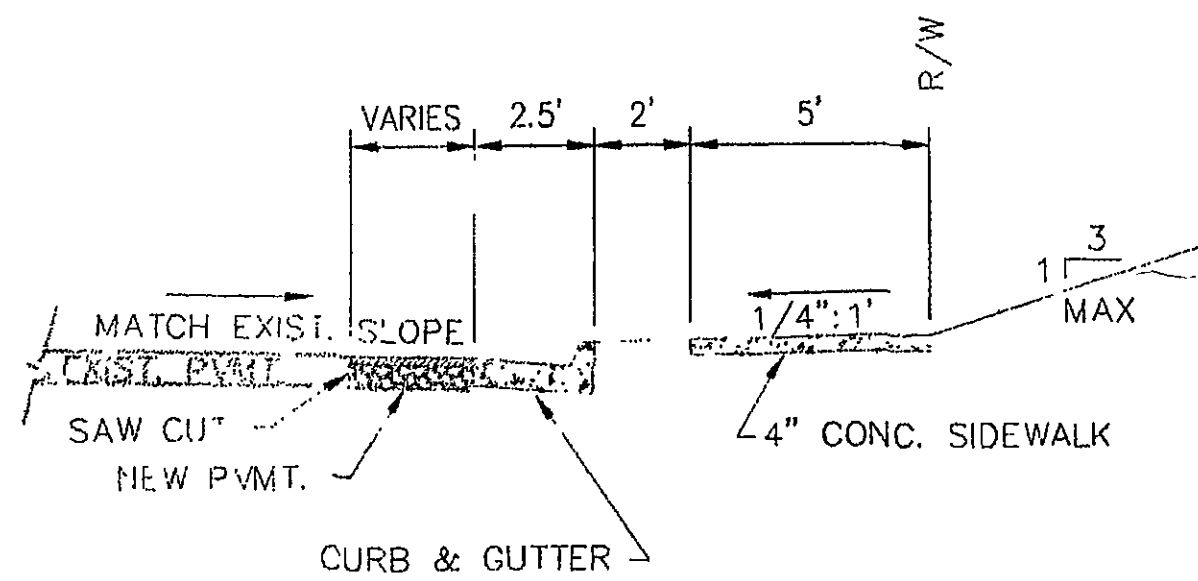
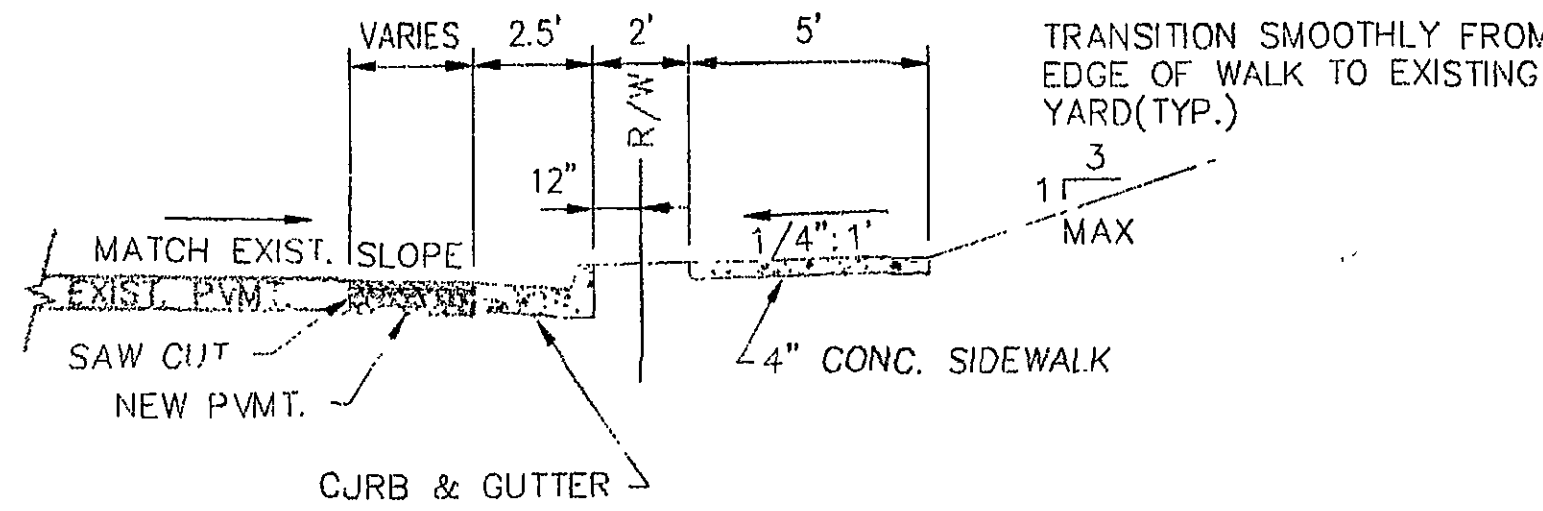
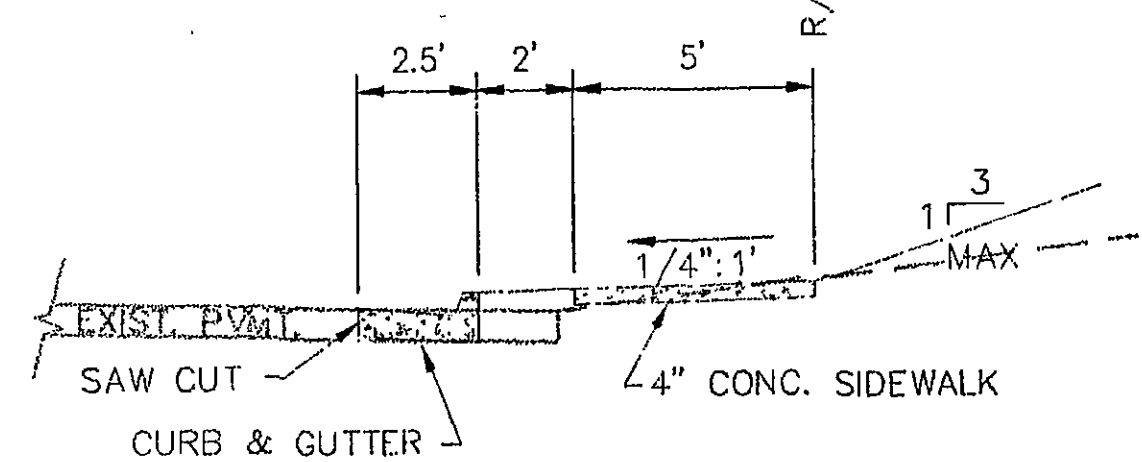
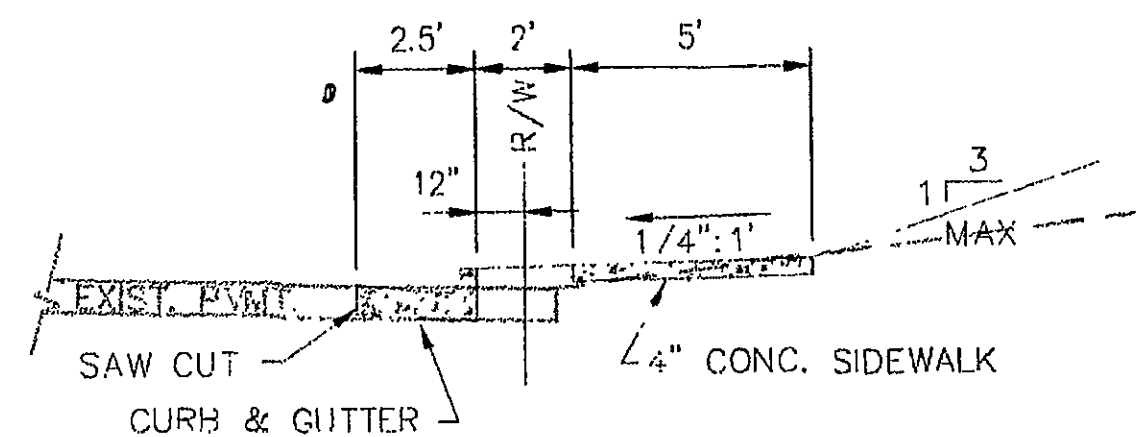
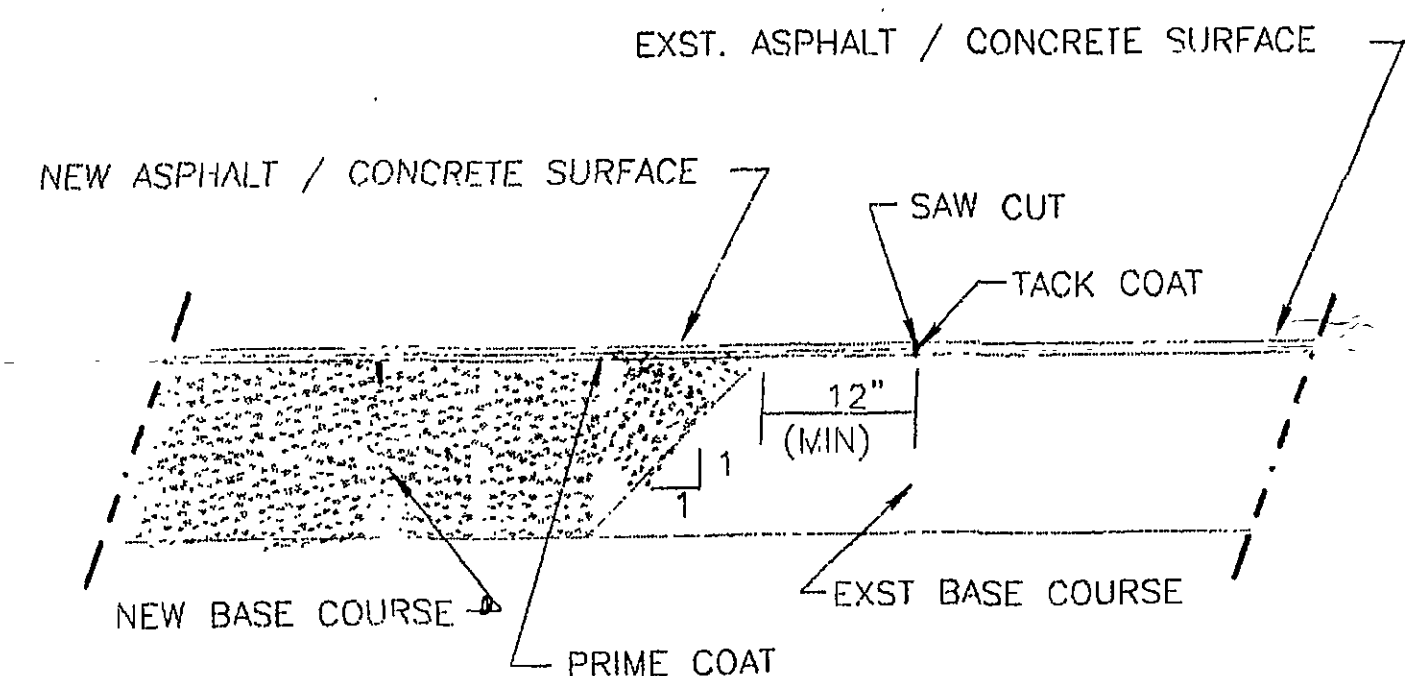




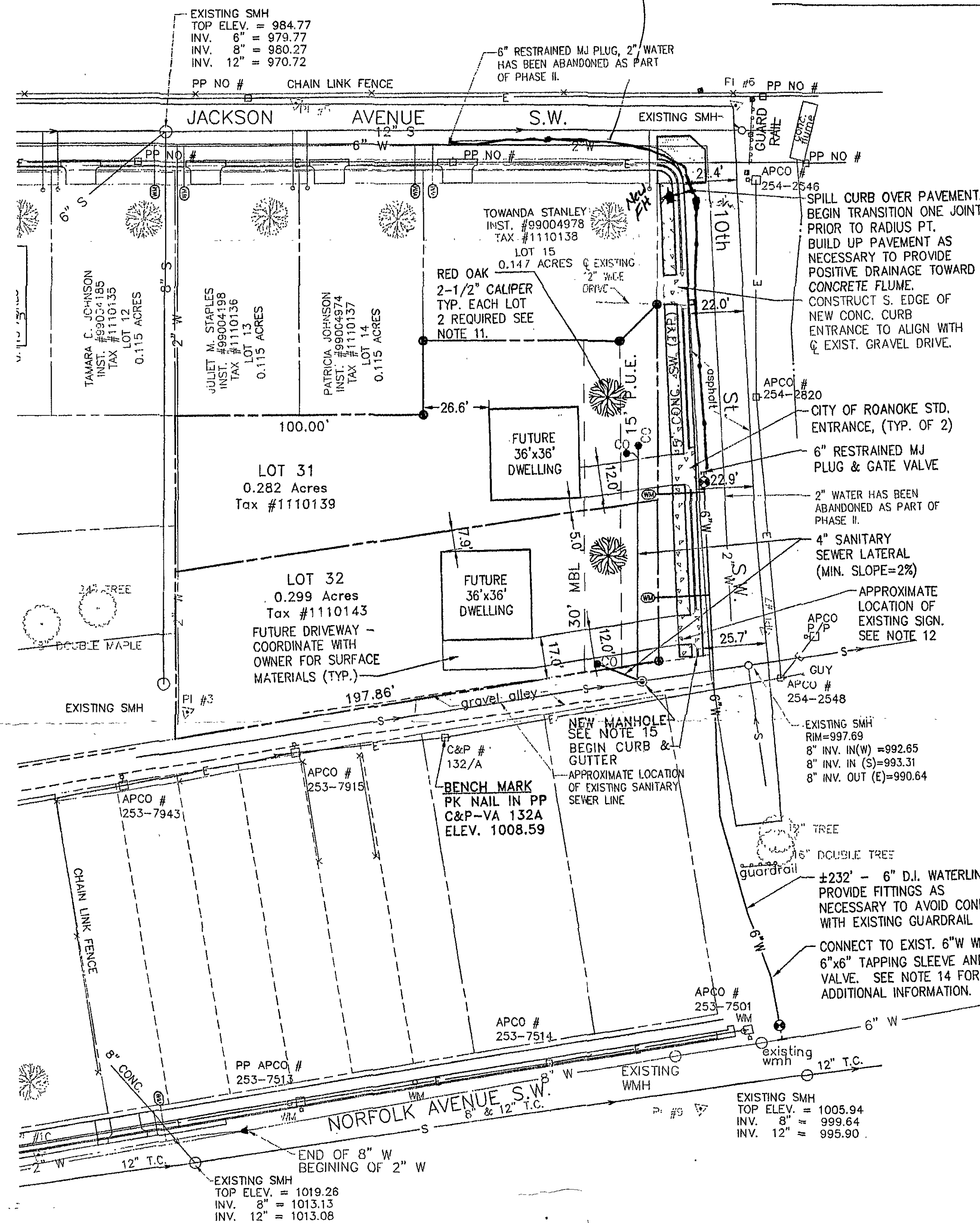
NEW PAVED AREA BETWEEN GUTTER + EXISTING PAVEMENT  
(VARIED R/W LOCATIONS)  
NO SCALE



GUTTER IN EXISTING PAVEMENT  
(VARIED R/W LOCATIONS)  
NO SCALE



PAVEMENT TRANSITION DETAIL  
NO SCALE



### ZONING REQUIREMENTS-ROANOKE COUNTY (RM-1)

#### MINIMUM SETBACK REQUIREMENTS:

- FRONT YARD: PRINCIPAL STRUCTURE: 30 FEET
- SIDE YARD: COMBINED WIDTH OF 10', NOT LESS THAN 4' ON EITHER SIDE.
- REAR YARD: PRINCIPAL STRUCTURES: 25 FEET
- HEIGHT LIMITATIONS: 35' FOR ALL STRUCTURES
- MAXIMUM COVERAGE: LOT COVERAGE - 35% OF THE TOTAL LOT

#### PAVEMENT LEGEND

- NEW ASPHALT
- CONCRETE SIDEWALK / ENTRANCE

#### NOTES:

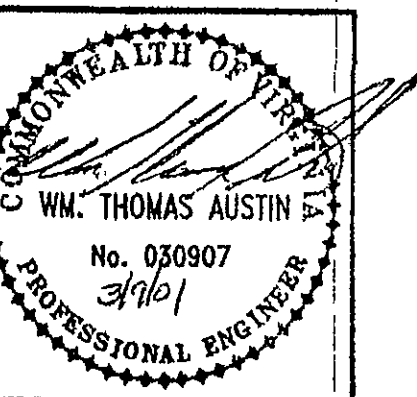
- LOCATION OF ENTRANCES SHOWN ARE APPROXIMATE. COORDINATE WITH PROPERTY OWNER FOR EXACT LOCATION.
- ALL CURB & GUTTER, ENTRANCES, SIDEWALKS AND HANDICAP CURB RAMPS SHALL BE THE CITY OF ROANOKE STANDARDS.
- PROVIDE GRAVEL TRANSITION PAD (VDOT #21) BETWEEN NEW ENTRANCES AND EXIST. DRIVEWAYS FOR ALL PROPERTIES. PROVIDE TOPSOIL & SEEDING TO TRANSITION SMOOTHLY FROM GRAVEL TO YARD AND CURB.
- FILL AREA BEHIND CURB TO UNIFORMLY DRAIN OVER WALK & CURB, TOPSOIL & SEED.
- SAW CUT EDGE OF EXISTING PAVEMENT BEFORE PLACING GUTTER AGAINST IT OR BEFORE PAVING STRIP BETWEEN NEW GUTTER & EXIST. PAVEMENT.
- MAINTAIN WATER SERVICES WHILE CONSTRUCTING NEW WATER LINE. SEE SPECS.
- COORDINATE WITH CITY OF ROANOKE FOR THE INSTALLATION OF WATER AND SEWER SERVICES. WATER METER LOCATIONS SHOWN ARE APPROXIMATE. PAVE ANY TRENCHES LEFT UNPAVED BY INSTALLATION OF SERVICES. CITY WILL SERVE ALL LOTS. ALL SEWER LATERALS SHALL BE INSTALLED AT 2% (MIN.)
- SHADED AREAS DENOTE NEW PAVEMENT (SEE THIS SHEET FOR DETAILS). REMOVE EXISTING ASPHALT PAVEMENT UNDER NEW PAVEMENT AREAS, WALKS AND CURB & GUTTER.
- ARRANGE FOR RELOCATION OF UTILITY POLES AND GUY WIRES WITH RESPECTIVE UTILITY COMPANIES. COORDINATE WITH ROANOKE GAS IF REQUIRED.
- AT ALL INTERSECTIONS, RADIUS TO EDGE OF PAVEMENT SHALL BE 10.0'.
- LOCATION OF NEW TREES SHALL BE FIELD VERIFIED BEFORE INSTALLING. SEE SPECIFICATIONS FOR PLANTING PROCEDURES.
- EXISTING WOODEN SIGN SHALL BE REMOVED PRIOR TO CONSTRUCTION AND RELOCATED AS DIRECTED BY OWNER.
- REFER TO SHEET 5 FOR PROFILE OF NEW 6" WATERLINE.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS TO PERFORM WET TAP. ACTUAL WET TAP SHALL BE PERFORMED BY THE CITY OF ROANOKE. CONTRACTOR SHALL CONTACT ED TRENT AT THE CITY OF ROANOKE (853-2513) AT LEAST 72 HOURS PRIOR TO CONNECTION.
- CONSTRUCT NEW STRADDLE MANHOLE IN ACCORDANCE WITH CITY OF ROANOKE STANDARDS. CONTRACTOR SHALL FIELD VERIFY DEPTH OF EXISTING SEWER MAIN PRIOR TO INSTALLING MANHOLE AND CONTACT ENGINEER IF INVERT IS GREATER THAN 994.25. CONSTRUCT RIM TO MATCH EXISTING GRADE IN ALLEY.

#### WATER DIVISION

ROANOKE VIRGINIA  
HUBBELL-WYATT COURT  
PHASE III

SCALE: 1"=30'  
DATE: 3/14/01  
DIST. MAP: 1111  
PLAN NO: 01-03  
MANAGER WATER DIVISION

SCALE IN FEET  
0 30 60



| Date      |  |
|-----------|--|
| Revisions |  |

Issue Date: FEBRUARY 6, 2001  
Drawn By: JPR  
Designed By: JPR  
Checked By: JPR  
Date: 11/26/01

Mattem & Craig  
CONSULTING ENGINEERS • SURVEYORS  
701 FIRST STREET, S.W.  
ROANOKE, VIRGINIA 24016  
(540) 245-9342  
FAX (540) 345-7691

HUBBELL - WYATT COURT - PHASE III  
LAYOUT, UTILITY &  
LANDSCAPE PLAN  
CITY OF ROANOKE, VIRGINIA

Vertical Scale:  
N/A

Horizontal Scale:  
1"=30'

Commission Number:  
1567-AD

Sheet No.:  
3

Agreement #  
#940