GENERAL NOTES:

 OWNER/DEVELOPER: HURT PARK, L.L.C.

SALEM AVENUE AND WESTVIEW AVENUE PROJECT LOCATION: ROANOKE, VA 24017

2. TAX PARCEL NUMBER: 1210634 ZONING DISTRICT: MXPUD, MIXED USE PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE: #37687-022007 EFFECTIVE DATE: 02-20-07 FRONT YARD SETBACK: 10 FEET SIDE YARD SETBACK: O FEET, UNLESS BETWEEN A GROUPING WHERE 5 FEET MINIMUM APPLIES

REAR YARD SETBACK: 10 FEET MINIMUM SETBACK FROM RIGHT-OF-WAYS: 10 FEET EXISTING USE: SINGLE FAMILY AND MULTIFAMILY DWELLINGS

PROPOSED USE: MULTIFAMILY DWELLINGS, TOWNHOUSES, AND COMMUNITY CENTER

D.B. 1435 PG. 1467

3. LEGAL REFERENCE: MAP BOOK 1 PG. 192 D.B. 1212 PG. 652 _D.B.-1214 PG. 120 D.B. 1214 PG. 600

BOUNDARY AND SURVEY PERFORMED BY GAY AND NEEL, INC. WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY. EXISTING TOPOGRAPHY SHOWN IS A COMBINATION OF FIELD WORK AND A PROPOSED ROUGH GRADING PLAN BY LIMW, INC., 11/21/06.

TOTAL PROJECT/PARCEL AREA: "320,819 S.F. (7.365 AC.) TOTAL DISTURBED AREA: ... 393,779 S.F. (9.040 AC.) TOTAL NUMBER OF LOTS: 57 LOTS 49,572.44 S.F. (1.14 AC.) TOTAL BUILDING AREA: LESS THAN 35 FEET BUILDING HEIGHT: SIDEWALK AREA: 27,217.11 S.F. (.625 AC.) 103,656.26 S.F. (2.37 AC.) PAVEMENT AREA:

AREA OF OPENSPACE PROVIDED: 300 S.F. PER DWELLING OR 7.3% OF TOTAL SITE AREA. MINIMUM LOT AREA SHOWN: .036 ACRES MAXIMUM LOT AREA SHOWN: 1.52 ACRES AVERAGE LOT AREA:

PAPKING SPACES SHALL BE DELINEATED BY 4" STRIPING.

DISTANCES AND RADII REFERRED TO ARE TO THE EDGE OF PAVEMENT, OR FACE OF CURB. UNLESS OTHERWISE NOTED.

8. ALL SIDEWALKS ARE TO BE FLUSH WITH ADJACENT GRADES AND THE CROSS-SLOPE OF SIDEWALKS WILL BE MAINTAINED AT DRIVEWAY ENTRANCES, UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL CALL "MISS UTILITY" AT 1-800-552-7001 AT LEAST 48 HOURS PRIOR TO

10. A PRE-CONSTRUCTION MEETING WITH THE CITY WILL BE HELD PRIOR TO

CONTRACTOR SHALL VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS, PRIOR TO

12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET COMPLIANCE REQUIREMENTS WITH SECTION 59.1-406, ET SEQ. OF THE CODE OF VIRGINIA (OVERHEAD HIGH VOLTAGE LINES SAFETY ACT).

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS BEFORE BEGINNING CONSTRUCTION.

14. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH CITY OF ROANOKE STANDARDS AND

15. UNLESS SHOWN OR SPECIFIED OTHERWISE, METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE STANDARDS, LATEST EDITION.

16. CONTRACTOR SHALL COORDINATE INSTALLATION OF PERMANENT ELECTRICAL SERVICE, TELEPHONE SERVICE, GAS SERVICE, AND CABLE TV.

17. WATER METER, METER BOX, TAP INTO EXISTING WATERLINE, AND TAP INTO EXISTING SEWER LINE SHALL BE DONE BY WESTERN VIRGINIA WATER AUTHORITY PERSONNEL AT OWNER'S EXPENSE, CONTRACTOR SHALL COORDINATE INSTALLATIONS AND REQUIRED LOCATIONS.

18. ALL UTILITIES WILL BE VISUALLY INSPECTED BY THE CITY AND/OR WESTERN VIRGINIA WATER AUTHORITY INSPECTOR PRIOR TO BACKFILLING THE TRENCHES, INCLUDING ALL UTILITY CROSSINGS.

ALL UTILITIES SHALL BE WITHIN DEDICATED RIGHTS-OF-WAY OR EASEMENTS

20. BACKFLOW PREVENTORS TO BE PROVIDED AS REQUIRED BY CITY OF ROANOKE CROSS-CONNECTION PROGRAM.

21. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES. VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING

22. OUTDOOR LIGHTING FACILITIES SHALL BE ARRANGED AND INSTALLED, AND THE LIGHT SOURCE SHIELDED, TO ELIMINATE GLARE ON ADJACENT PROPERTY AND ON ANY PUBLIC RIGHT-OF-WAY. NO LIGHTING FIXTURE SHALL EXCEED A HEIGHT OF 15 FEET IN A RESIDENTIAL DISTRICT.

23. ALL UTILITIES SHALL BE UNDERGROUND INSTALLATION.

24. THE SUBJECT PROPERTY IS LOCATED WITHIN A F.E.M.A. DESIGNATED 100-YEAR FLOOD ZONE. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON F.E.M.A. MAP NO. 51161C0042F, EFFECTIVE DATE OF FEBRUARY 4. 2005 THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.

25. ALL ACTIVITIES IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO VDOT WORK AREA PROTECTION MANUAL LATEST EDITION

26. PAVEMENT WORK WITHIN THE RIGHT-OF-WAY REQUIRES THE FOLLOWING INSPECTIONS: A. SUBGRADE PRIOR TO PLACEMENT OF BASE STONE B. BASE STONE PRIOR TO PLACEMENT OF PAVEMENT

27. APPROPRIATE TESTING SHALL BE PERFORMED BY AN INDEPENDENT LAB FOR BOTH SUBGRADE AND PAVEMENT. CBR TESTS ARE REQUIRED TO CONFIRM ASSUMPTIONS MADE FOR THE PAVEMENT DESIGN. DENSITY, COMPACTION, AND THICKNESS TESTS ARE REQUIRED TO ENSURE THAT THE PAVEMENT SECTION IS CONSTRUCTED PROPERLY. ONE SOIL SAMPLE SHALL BE TAKEN AT EACH INTERSECTION PLUS ONE TEST SECTION EVERY 500 FEET IN LENGTH, OR PORTION THEREOF. TO CONDUCT AASHTO SOIL CLASSIFICATION AND CBR TESTS. ALL TEST RESULTS MUST BE SUBMITTED O THE CITY FOR APPROVAL BEFORE PROCEEDING WITH THE NEXT PHASE OF WORK.

28. THE MINIMUM REQUIRED DENSITY FOR ALL COMPACTION SHALL BE 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN ±2% OF THE OPTIMUM.

29. RIGHT-OF-WAY, LOT LINES AND EASEMENTS ARE DEDICATED ON PLATS SEPARATE FROM THESE

30. UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE ABOVE-GROUND STRUCTURES (VALVES, MANHOLES, ETC.) AND EXISTING CITY OF ROANOKE UTILITY MAPPING.

OWNER RESPONSIBLE FOR OBTAINING AN APPROVED E&S/STORM WATER POLLUTION PREVENTION PLAN FOR ANY OFFSITE GRADING AND FOR OBTAINING AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AND STORM WATER POLLUTION PREVENTION PLAN BEFORE OFFSITE

32. A FIELD REVIEW SHALL BE MADE BY THE CITY OF ROANOKE DURING CONSTRUCTION TO DETERMINE THE ADEQUACY OF CHANNELS AND DITCHES AS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLAN. IN THE EVENT OF SCOUR AND EROSION, THE OWNER SHALL INSTALL ADDITIONAL MEASURES AS DETERMINED AND REQUIRED BY THE CITY.

33. DEVELOPER IS RESPONSIBLE FOR PROVIDING AND INSTALLING 15-INCH HDPE DRIVEWAY CULVERTS IN ACCORDANCE WITH CITY OF ROANOKE STANDARDS. ALL CULVERTS SHALL HAVE A

34. CONSTRUCTION TO BE DEDICATED TO THE CITY SHALL ADHERE TO CITY'S SPECIFICATIONS, AND SHALL BE INSPECTED BY THE CITY PRIOR TO ACCEPTANCE.

MINIMUM PARKING AREA AND DRIVEWAY PAVEMENT SHALL BE 2" VDOT SM-9.5A SURFACE COURSE OVER VDOT 21-B STONE BASE OVER COMPACTED SUBGRADE. DEPTH OF 21-B STONE SHALL BE DETERMINED THROUGH CBR TESTING, B-INCH MINIMUM.

36. GARBAGE COLLECTION SHALL BE STREET SIDE PICKUP. SHOULD A DUMPSTER BE ADDED, IT SHALL BE SCREENED FROM VIEW OF PUBLIC STREETS.

37. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS' TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

38. SUBDIVISION ORDINANCE REQUIRES STREET TREES TO BE 5 FEET AWAY FROM UTILITIES.

39. SUBDIVISION ORDINANCE #37687-022007, EFFECTIVE DATE 02-20-07, TO WHICH PROPERTY IS

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY HURT PARK SITE PLAN CITY OF ROANOKE, VIRGINIA

GENERAL GRADING NOTES:

1. EROSION AND SEDIMENT CONTROL MEASURES SHOWN ARE TO BE USED IN CONJUNCTION WITH THE EROSION AND SEDIMENT CONTROL NARRATIVE APPROVED FOR THIS PLAN. THE NARRATIVE INCLUDES ADDITIONAL MEASURES SUCH AS DUST CONTROL, TEMPORARY SEEDING, PERMANENT

2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE FROM ALL AREAS OF THE SITE.

3. ALL PERMANENT SEEDING SHALL BE DONE BETWEEN AUGUST 15 AND OCTOBER 15, OR ALTERNATIVELY BETWEEN MARCH 15 AND MAY 1. SEEDING OR PLANTING AT OTHER DATES WILL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND MAY REQUIRE SPECIAL PROCEDURES.

4. ALL DISTURBED AREAS NOT OTHERWISE TREATED, ARE TO BE CUT TURF SEEDED AS SPECIFIED ABOVE.

5. EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION BY FENCING.

6. ANY LOT BORDERING TWO PUBLIC RIGHTS-OF-WAY SHALL LEAVE A SIGHT DISTANCE TRIANGLE A MINIMUM OF 15 FEET ON EACH SIDE OF THE APEX FOR PROPER SIGHT DISTANCE.

MATURE ENOUGH TO SURVIVE, AND WILL INHIBIT EROSION.

GENERAL EROSION & SEDIMENT CONTROL NOTES:

FS-1: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS, WITH MOST PARTICULAR ATTENTION BEING PAID TO THE FOLLOWING MINIMUM STANDARDS:

PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED OR

PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM,

SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS, AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY, AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.

UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:

A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME. B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES. C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE

D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION. E. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE

F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE, WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE. THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND-DISTURBING

ES-2: THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.

ES-3: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.

ES-4: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

ES-5: PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.

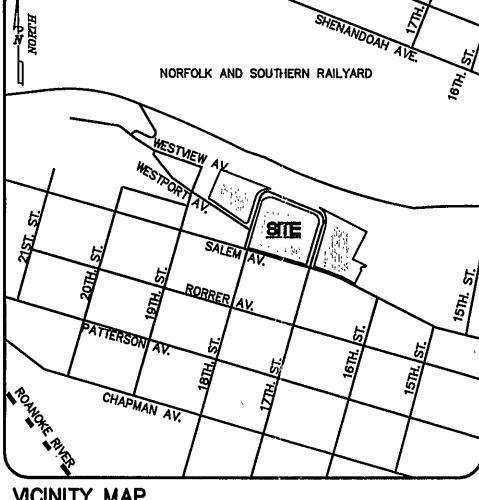
ES-6: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.

ES-7: ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.

ES-8: DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED

ES-9: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

VE&SCH STD 3.05, SILT FENCE, TO BE INSTALLED DOWNSLOPE OF ALL EARTH DISTURBING ACTIVITY, AND AS SHOWN ON PLANS.



MCINITY MAP

WESTERN VIRGINIA WATER SAUTHORITY NOTES:

1. THE CONTRACTOR SHALL CONTACT THE UTILITY DEPARTMENT AT (540)853-5700 AT LEAST 3 DAYS PRIOR TO REQUIRING ACTUAL

2. THE CONTRACTOR SHALL INSTALL ALL SANITARY SEWER LATERALS FROM THE MAIN LINE TO THE PROPERTY OR EDGE OF EASEMENT. HOWEVER, THE EXISTING LINE, THE UTILITY DEPARTMENT WILL CHARGE A CONNECTION FEE THE CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTION ITEMS; PAVEMENT REMOVAL AND REPLACEMENT, TRENCHING SHORING, TRAFFIC CONTROL

3. THE CONTRACTOR, SHALL PROVIDE THE TAPPING SLEEVE AND VALVE FOR THE WATER MAIN CONNECTION. THE UTILITY DEPARTMENT SHALL PERFORM THE ACTUAL CONNECTION, THE CONTRACTOR SHALL INSTALL ALL WATERLINE LATERALS TO THE PROPERTY LINE AND METER BOX. THE CONTRACTOR IS RESPONSIBLE FOR ALL PAVEMENT REMOVAL, REPLACEMENT, TRENCHING SHORING, AND TRAFFIC CONTROL MEASURES AND PERMITS. METER BOX SHALL SIT ON THE PROPERTY LINE OR EDGE OF

4. DEVELOPER TO SUPPLY AND INSTALL TAPPING SLEEVE AND TAPPING VALVE. THE WATER AUTHORITY PERFORMS ALL WATER TAPS AFTER FEES HAVE BEEN PAID.

SANITARY SEWER NOTES

1. A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED

2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING ALL MANHOLES AFTER PAVING. MANHOLE TOPS SHALL BE ADJUSTED TO GRADE

3. ALL EXISTING UTILITIES MAY NOT BE SHOWN, OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.

4. LATERAL IS TO BE MADE WITH PIPE INSTALLED ON A MINIMUM GRADE OF 14 INCH TO 1 FOOT, MINIMUM.

5. LATERAL FROM SEWER MAIN SHALL BE P.V.C. OR DUCTILE IRON OF SUFFICIENT LENGTH TO PROVIDE TWO (2) FEET OF BEARING ON NATURAL GROUND. THE TRANSITION FROM DUCTILE IRON OR CONCRETE PIPE SHALL BE MADE WITH AN ADAPTER COUPLING IN THE RIGHT-OF-WAY.

6. ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHTS-OF-WAY SHALL BE COMPACTED ACCORDING TO WESTERN VIRGINIA WATER AUTHORITY

7. LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

8. THE CONTRACTOR SHALL COORDINATE WITH THE WESTERN VIRGINIA WATER AUTHORITY FOR THE CONNECTION TO THE EXISTING PUBLIC SEWER LINES.

9. ALL LATERAL CLEANOUTS THAT END IN DRIVEWAYS NEED TO HAVE TRAFFIC BEARING LID AS DESCRIBED IN THE WESTERN VIRGINIA WATER AUTHORITY STANDARD S-08.

1. A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED

2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS AFTER PAVING AND ADJUSTMENT TO FINAL GRADE IF

3. ALL EXISTING UTILITIES MAY NOT BE SHOWN, OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.

4. ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHTS-OF-WAY SHALL BE COMPACTED ACCORDING TO WESTERN VIRGINIA WATER AUTHORITY

5. LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

6. ALL MAINS SHALL BE CLASS 350 DUCTILE IRON.

7. ALL WATER MAINS UNDER PAVEMENT AND/OR UNDER A WORKING PRESSURE OF 100 PSI OR GREATER MUST BE DUCTILE IRON. FITTINGS MUST ADDRESS HIGH PRESSURE, IF APPLICABLE.

8. ALL WATER METERS SHALL BE 5/8" METERS, UNLESS OTHERWISE NOTED.

OWNER/DEVELOPER CERTIFICATION

I HEREBY ACKNOWLEDGE THE SITE IMPROVEMENTS IMPOSED BY THIS PLAN AND THE CITY OF ROANOKE CODE. I HEREBY AGREE TO DEVELOP THE SUBJECT PROPERTY IN COMPLIANCE WITH THIS PLAN AND SUBMIT ANY PLAN REVISION TO THE CITY OF ROANOKE FOR APPROVAL. I AGREE TO POST ALL REQUIRED BONDS WITH THE CITY FOR THIS DEVELOPMENT AND ACKNOWLEDGE ALL IMPROVEMENTS MUST BE COMPLETED TO THE CITY'S SATISFACTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

OWNER/DEVELOPER

LANDSCAPE NOTES:

1. ALL TREE AND GROUND COVER PLANTING, SEEDING OR GRASSES, AND TREE STAKING SHALL BE IN ACCORDANCE WITH THE STANDARDIZED LANDSCAPE SPECIFICATIONS AS ARCHITECTS, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA

2. HANDLING AND STORAGE OF ALL PLANT MATERIALS ON THE CONSTRUCTION SITE SHALL BE CONDUCTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK AND

3. ALL SEEDING AND PLANTING SHALL BE DONE BETWEEN AUGUST 15 AND OCTOBER 15, O ALTERNATIVELY BETWEEN MARCH 15 AND MAY 1. SEEDING OR PLANTING AT OTHER DATES WILL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND MAY REQUIRE

SPECIFIED ABOVE.

5. TREES DEPICTED HEREON ARE SHOWN WITH 20-YEAR CANOPY SPREAD. 6. ALL TREE ISLANDS AND PLANTING STRIPS INTERIOR TO THE PARKING LOTS SHALL BE

DESIGNATED AREA TO BE SEEDED WITH A LOW MAINTENANCE SLOPE MIXTURE CONSISTING OF AND APPLIED AT THE FOLLOWING RATE PER ACRE:

- RED TOP GRASS 2 LBS
- SEASONAL NURSE CROP 20 LBS

8. DESIGNATED EXISTING TREES TO BE PROTECTED BY PLASTIC FENCING INSTALLED AT A DISTANCE IN FEET AWAY FROM DRIP LINE EQUAL TO OR GREATER THAN THE DIAMETER OF THE TREE TRUNK IN INCHES AT BREAST HEIGHT

SOLID WASTE MANAGEMENT NOTES:

1. ALL CONTAINERS MUST BE BROUGHT TO THE MAIN ROADS FOR TRASH AND RECYCLING COLLECTION.

PRIVATE ALLEYS. 3. ALL RESIDENTS MUST BE IN COMPLIANCE WITH ROANOKE CITY CODE 14.1 18:44

STANDARD CITY OF ROANOKE **CONSTRUCTION PROCEDURE REQUIREMENTS:**

1. RIGHT-OF-WAY EXCAVATION PERMIT: PRIOR TO THE COMMENCEMENT OF ANY DIGGING ALTERATION, OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS. PUBLIC EASEMENTS) A RIGHT-OF-WAY EXCAVATION PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.

BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE SSUANCE OF A LAND DISTURBANCE PERMIT. 3. PLANS AND PERMITS: A COPY OF THE PLANS APPROVED BY THE CITY (SIGNED BY THE

CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.

5. CONSTRUCTION ENTRANCE: THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION RELATED EGRESS FROM THE SITE. SIZE AND COMPOSITION

6. STREETS TO REMAIN CLEAN: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE PUBLIC STREET ADJACENT TO THE CONSTRUCTION ENTRANCE REMAINS FREE OF MUD, DIRT, DUST, AND/OR ANY TYPE OF CONSTRUCTION MATERIALS OR LITTER AT ALL

7. BARRICADES/DITCHES: THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPER AND NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.

8. SEWER AND PAYEMENT REPLACEMENT: CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAYEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY.

APPROVED PLANS/CONSTRUCTION CHANGES: ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE EROSION AND SEDIMENT CONTROL AGENT PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION

PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

JOINTLY ADOPTED BY THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE

4. ALL DISTURBED AREAS NOT OTHERWISE TREATED, ARE TO BE CUT TURF SEEDED AS

- KENTUCKY 31 FESCUE 108 LBS

- CROWNVETCH (INOCULATED) 20 LBS

9. ANY AND ALL MECHANICAL EQUIPMENT SHALL BE SCREENED WITH JAPANESE PRIVET.

2. NO SOLID WASTE VEHICLES ARE ALLOWED TO TRAVEL ON PRIVATE DRIVES AND/OR

NOTICE: ALL LANDOWNERS, DEVELOPERS, AND CONTRACTORS
FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP

2. LAND DISTURBANCE PERMIT: AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY

PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE AVAILABLE AT THE

LOCATION OF UTILITIES: THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

OF CONSTRUCTION ENTRANCE SHALL BE AS SHOWN ON THE PLANS.

10. FINAL ACCEPTANCE/CITY: THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT

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ALLEY PLAN AND PROFILE

WATERLINE PROFILE

UTILITY PLAN

UTLITY PLAN

DEVELOPMENT PLAN APPROVED WATERLINE PROFILES Agent, Planning Commission

Development Engineer Revolution SANITARY SEWER PROPRIES Administrator/WWW. 19 Suntanan 2-6 SANITARY SEWER PROFILES anges to this approved light must be coordinated with

SANITARY SEWER PROFILES STORM SEWER PROFILES STORM SEWER PROFILES

GNI GENERAL DETAILS CITY OF ROANOKE DETAILS

STORM-SEWER PROFILES

WESTERN VIRGINIA WATER AUTHORITY GENERAL AND SEWER DETAILS WESTERN VIRGINIA WATER AUTHORITY WATERLINE DETAILS

SUBSURFACE DETENTION DETAILS

STREET LANDSCAPING & STREET LIGHTING PLAN LOTS 1-9 LANDSCAPING & DIMENSION PLAN

SIGN AND MARKING PLAN

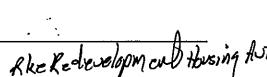
31 OF 32 LOTS 34-41, 47-51 LANDSCAPING 8 DIMENSION PLAN

30 OF 32 LOTS 10-33 LANDSCAPING & DIMENSION PLAN

32 OF 32 LOTS 45-46 LANDSCAPING & DIMENSION PLAN

LAND DISTURBANCE CERTIFICATION: AS THE INDIVIDUAL IN CHARGE OF AND RESPONSIBLE FOR LAND DISTURBING ACTIVITIES ASSOCIATED WITH THIS EROSION AND SEDIMENT CONTROL PLAN. WE AGREE TO NOTIFY THE CITY OF ROANOKE IN WRITING SHOULD WE TRANSFER THIS RESPONSIBILITY TO ANOTHER CERTIFIED INDIVIDUAL BEFORE THE COMPLETION OF THIS PROJECT AND THE RELEASE

CERTIFIED LAND DISTURBER



RE-ZONING CONDITIONS AND DEVELOPMENT GUIDELINES:

OF THE EROSION AND SEDIMENT CONTROL BOND.

1. NO MORE THAN 70 DWELLING UNITS MAY BE CONSTRUCTED ON THE

PROPERTY. DENSITY EQUALS 12.3 UNITS PER ACRE. 2. MIN. LOT AREA: FRONT YARD SETBACK:

SIDE YARD SETBACK:

REAR YARD SETBACK:

O FT., UNLESS BETWEEN A GROUPING WHERE 5 FEET MIN. APPLIES

MAX. IMPERVIOUS (ENTIRE SITE): BUILDING HEIGHT:

3. MIN. SETBACK FROM RIGHT-OF-WAYS: PROPOSED USE OF DWELLING UNITS AS SHOWN ARE MULTIFAMILY DWELLING, TOWNHOUSE OR ROW HOUSE DWELLING, AND SINGLE-FAMILY

5. USABLE OPEN SPACE = 300 SQ. FT. PER DWELLING UNIT. AREA AS SHOWN IS APPROXIMATELY .50 ACRES WHICH IS APPROXIMATELY 7.3% OF THE TOTAL SITE AREA.

6. OPEN SPACE AS SHOWN SHALL BE AVAILABLE FOR THE USE AND ENJOYMENT OF RESIDENTS OF HURT PARK. 7. PARKING SHALL BE IN ACCORDANCE WITH TABLE 652-2 IN DIVISION 5

8. EXISTING NEIGHBORHOOD CONSISTS OF SINGLE-FAMILY AND MULTIFAMILY DWELLINGS. THE DESIGN OF THE HURT PARK COMMUNITY IS CONSISTENT WITH EXISTING URBAN DEVELOPMENT PATTENS. THE SCHOOL AND PARK ADJACENT TO THE DEVELOPMENT AND THE PROPOSED SIDEWALKS MAKE THE DEVELOPMENT IMPORTANT TO ACHIEVING A WALKABLE

PERMITTED USES IN ACCORDANCE WITH TABLE 340-1, USE MATRIX. HOME OCCUPATION, PERSONAL SERVICE, SUBJECT TO SEC. 36.2-413

SHALL BE ALLOWED AS A SPECIAL EXCEPTION TO THE USE MATRIX. 10. PARKING REQUIRED FOR MULTI-FAMILY: 12 UNITS X 1.5 SPACES = 18 SPACES; 20 PROVIDED SPACES ARE PROVIDED FOR ALL OTHER DWELLINGS.

THE OWNER/APPLICANT WILL PROVIDE A PEDESTRIAN CONNECTION FROM THE SUBJECT PROPERTY TO THE HURT PARK SCHOOL PROPERTY AS COORDINATED WITH SCHOOL FACILITIES PERSONNEL.

12. THE OWNER/APPLICANT WILL PLACE CURB EXTENSIONS AT STREET AND ALLEY INTERSECTIONS AS REQUIRED BY CITY TRAFFIC ENGINEER TO MINIMIZE CROSSING LENGTHS AND CREATE PARKING BAYS.

S AS - BUIL

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12/08/2008

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