

SITE SUMMARY

OWNER: WINTER PROPERTIES PARTNERSHIP LLP
6971 PINE NEEDLE DRIVE
BOONES MILL, VA 24065

DEVELOPER/CONTRACT PURCHASER: WINTER PROPERTIES PARTNERSHIP LLP
6971 PINE NEEDLE DRIVE
BOONES MILL, VA 24065

TAX MAP NUMBER: 1140121

SIZE: 3.523 AC.

ZONING: RM-1

MINIMUM WIDTH OF TOWNHOUSE: 18'

MINIMUM LOT FRONTAGE REQUIRED: 50' ON EXISTING R/W

MAXIMUM BUILDING HEIGHT: 35' MAXIMUM

SETBACKS: FRONT 30' MAXIMUM SETBACK
10' MINIMUM SETBACK

SIDE 8' MINIMUM COMBINED WITH NO
SIDE BEING LESS THAN 4'

REAR 15' MINIMUM SETBACK

FEMA MAP #: 51161C0044 D (EFFECTIVE DATE 10/15/93)

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

DRIVEWAY WIDTH: 10' MINIMUM/12' MAXIMUM

IMPERVIOUS SURFACE RATIO, MAXIMUM: 60%
PROVIDED: 35% (1.22 AC)

MINIMUM SEPARATION OF BUILDINGS: 20'

USEABLE OPEN SPACE:

REQUIRED: 20 UNITS - 20,000 SQ.FT.
PROVIDED: 35,000 SQ.FT.

TREE CANOPY REQUIREMENTS:

REQUIRED: 15% OF ENTIRE DEVELOPMENT AREA (23,019 SQ.FT.)
PROVIDED: 15% (23,230 SQ.FT.)

- NOTE:**
- NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE CITY, & W.V.A.
 - THE PROPOSED ROADWAY SHALL BE PUBLIC AND WILL BE MAINTAINED BY THE CITY.
 - CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
 - ALL DRIVEWAY ENTRANCES SHALL USE A ROANOKE CITY STANDARD DRIVEWAY ENTRANCE. ALL ENTRANCES SHALL BE COORDINATED WITH THE INSTALLATION OF THE CURB AND GUTTER AND EXACT LOCATION OF THE TOWNHOUSES.
 - ALL STORM SEWER 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.
 - THE DRIVEWAYS ON THE PROPOSED ROADWAY SHALL HAVE TWO CONCRETE STRIPS A MINIMUM OF 3' WIDE AND THOSE WITH ACCESS FROM THE ALLEY WILL BE A STANDARD 12' WIDE ASPHALT DRIVEWAY.
 - ON STREET PARKING WILL BE PROHIBED ALONG THE SHARP CURVE CONNECTING TO KING GEORGE AVENUE. STANDARD NO PARKING SIGNAGE SHALL BE PROVIDED ALONG THE ROADWAY WITHIN THIS AREA.

SANITARY SEWER STRUCTURE SCHEDULE

EX.	MANHOLE TOP=939.25 INV IN=936.45 INV OUT=936.35
A	STANDARD PROPOSED MANHOLE TOP=942.25 INV IN=936.95 INV OUT=936.85
B	STANDARD PROPOSED MANHOLE TOP=942.87 INV IN=937.73 INV OUT=937.73
C	STANDARD PROPOSED MANHOLE TOP=942.24 INV IN=938.80 INV OUT=938.70
D	STANDARD PROPOSED MANHOLE TOP=947.80 INV IN=942.80 INV OUT=942.80

STORM SEWER STRUCTURE SCHEDULE

1	DI-3B 12' L TOP=953.02 INV OUT=947.02 35.15 LF OF 15" RCP @ 0.50%
2	DI-1 TOP=951.50 INV IN=946.94 (STR.13) INV IN=942.00 (STR.13) INV OUT=942.60
3	DI-1 TOP=944.50 INV IN=939.75 INV IN=939.85 INV OUT=939.85
4	DI-3C 14' L TOP=941.62 INV IN=936.51 INV OUT=936.41
5	DI-3C 14' L TOP=941.62 INV IN=936.51 INV OUT=936.41
6	DI-3C 14' L TOP=941.62 INV IN=936.51 INV OUT=936.41
7	DI-3C 14' L TOP=941.62 INV IN=936.51 INV OUT=936.41
8	DI-3C 14' L TOP=941.62 INV IN=936.51 INV OUT=936.41
9	DI-3C 14' L TOP=941.62 INV IN=936.51 INV OUT=936.41
10	DI-3C 14' L TOP=941.62 INV IN=936.51 INV OUT=936.41

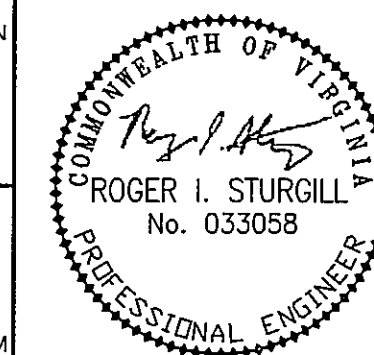
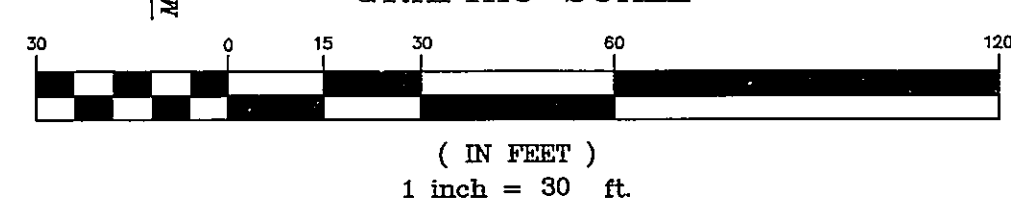
1	MANHOLE TOP=942.00 INV IN=935.95 INV OUT=935.85
2	72.05 LF OF 18" RCP @ 0.50% W/ VDOT STD ES-1
3	DI-1 TOP=946.35 INV IN=943.35 INV OUT=943.35
4	DI-7 (3A) TOP=943.50 INV IN=940.50 INV OUT=940.50
5	DI-3C 14' L TOP=943.97 INV IN=939.82 INV OUT=939.72
6	64.65 LF OF 15" RCP @ 1.01% INV IN=936.25 INV OUT=936.15 W/ VDOT STD ES-1

Depth MHA 5'4"
B 4'10"
C 3'4"
D 5'

WATER NOTES:

- GENERAL WATER:
PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY, THE GENERAL CONTRACTOR SHALL PREPARE A TRAFFIC PLAN AND ACQUIRE APPROVAL FROM ROANOKE CITY. UPON RECEIVING APPROVAL, THE G.C. SHALL COORDINATE WITH THE W.V.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.A. RESPONSIBILITIES, THE G.C. SHALL BACKFILL THE OPEN CUT IN COMPLIANCE WITH W.V.A. DETAIL W-25. ALL WORK SHALL CONFORM TO THE VIRGINIA WORK AREA PROTECTION MANUAL.
- THE WATER CONNECTION ON JANETTE AVE. SHALL HAVE A 10" BY 2" ENLARGER WITH A 10" GATE VALVE INSTALLED.
- THE WATER CONNECTION ON KING GEORGE AVE. SHALL HAVE A 10" BY 6" ENLARGER WITH A 10" GATE VALVE.

GRAPHIC SCALE



PLANNERS • ARCHITECTS
ENGINEERS • SURVEYORS

1208 Corporate Circle
Roanoke, Virginia 24018
Phone: 540/772-9580
FAX: 540/772-8050

501 Branchway Road
Richmond, Virginia 23228
Phone: 804/794-0271
FAX: 804/794-2835

880 Technology Park Drive
Suite 200
Glenn Allen, Virginia 23059
Phone: 804/853-0132
FAX: 804/853-0133

448 Peppers Ferry Road
Christiansburg, Virginia 24073
Phone: 540/981-4280
FAX: 540/981-4291

1667 Commerce Road
Suite 201
Virginia, Virginia 24482
Phone: 540/248-3220
FAX: 540/248-3221

JANETTE AVENUE- PHASE II LAYOUT & UTILITY PLAN ROANOKE CITY, VIRGINIA

DRAWN BY: BTC
DESIGNED BY: SMH
CHECKED BY: RIS
DATE: 5-10-06
REVISIONS:
8-11-06
8-28-06

SCALE: 1"=30'
SHEET NO.
C3
JOB NO.
R0500334.00