

SITE SUMMARY

TAX MAP NUMBER: 4130812, 813,814,815,816,817,818
 EX. PARCEL SIZE: 4,800 S.F./PER LOT
 ZONING: RM-1
 PROPOSED USE: RESIDENTIAL SUBDIVISION
 MINIMUM LOT SIZE REQUIRED: 5,000 SF
 MINIMUM LOT FRONTAGE REQUIRED: 50' ON EXISTING R/W
 LOT FRONTAGE PROVIDED: 50' MINIMUM
 SETBACKS: FRONT: 10' MINIMUM
 30' MAXIMUM
 SIDE: 4' MINIMUM
 MINIMUM 8' COMBINED
 REAR: 15' MINIMUM
 HEIGHT: 35' MAXIMUM
 IMPERVIOUS SURFACE RATIO: 60% MAXIMUM
 27% PROVIDED FOR LOT 1
 27% PROVIDED FOR LOT 5
 27% PROVIDED FOR LOTS 2,4
 31% PROVIDED FOR LOT 3
 FEMA MAP #: 51161C0168G (EFFECTIVE DATE 9/28/2007)
 PROPOSED USE: RESIDENTIAL SINGLE-FAMILY DETACHED DWELLINGS

OWNER/ DEVELOPER: HABITAT FOR HUMANITY IN THE ROANOKE VALLEY INC.
 403 SALEM AVENUE
 ROANOKE, VIRGINIA 24016
 540-344-0747 (P) 540-343-1492 (F)
 LIMITS OF DISTURBANCE: 0.86 AC
 STREET CATAGORY: N/A
 PARKING REQUIRED: 1 OFF-STREET PARKING SPACE AND 1 ON-STREET PARKING SPACE PROVIDED
 PARKING PROVIDED: 2 SPACES PER LOT

NOTES:
 1. ALL WATER METERS TO BE 3/4".
 2. TRASH REMOVAL AND RECYCLING TO BE HANDLED BY CITY OF ROANOKE CURBSIDE PICKUP.
 3. ALL ROOF LEADERS SHALL SHEET FLOW TO THE BIORETENTION AREA.
 4. THE UTILITIES FOR THE LOTS SHALL BE PROVIDED UNDERGROUND TO THE UNITS.
 5. LEGAL REFERENCE: INSTRUMENT # 060013405, MAP BOOK 1 PAGE 3327.
 6. UNDERGROUND UTILITY SERVICE LINES PER SECTION 36.2-610
 7. PROPERTY LOCATED IN FLOODZONE X UNSHADED
 8. OUTDOOR LIGHTING SHALL BE PER SEC. 63.2-624.

UNIT DEVELOPMENT ORDER:
 1. THE PROPOSED RESIDENTIAL UNITS SHALL BE CONSTRUCTED IN THE FOLLOWING ORDER: LOT 1, LOT 2, LOT 3, LOT 4, LOT 5.

DIMENSIONAL NOTES:

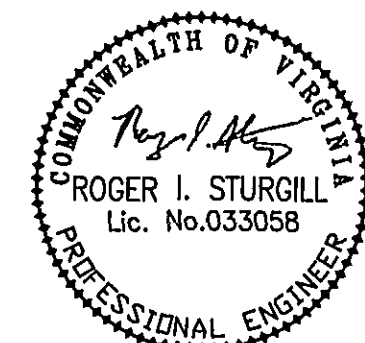
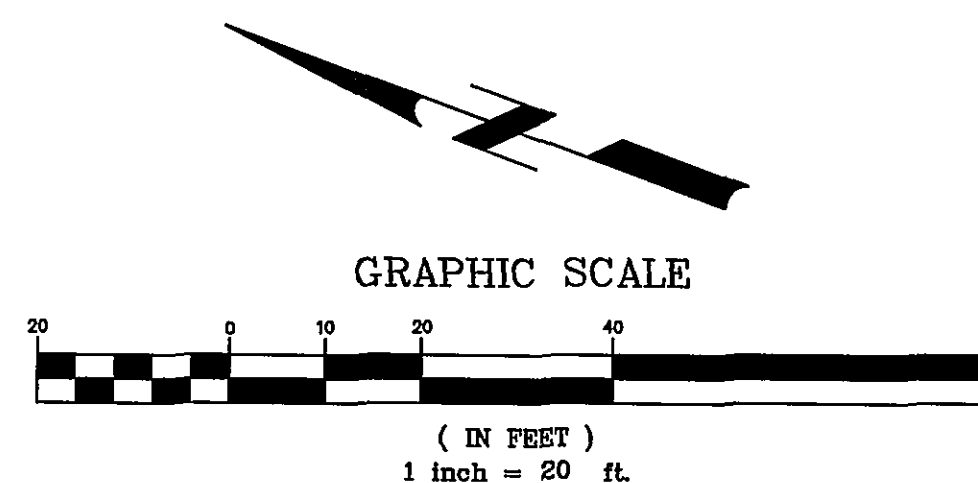
- IN GENERAL DIMENSIONS ARE TO BOTTOM FACE OF CURB, CENTER OF PAINTED LINE, EDGE OF PAVEMENT, FACE OF WALL.
- DO NOT SCALE DIMENSIONS. IF A QUESTION CONCERNING A DIMENSION ARISES, CONTACT THE ENGINEER IMMEDIATELY.

PAVING NOTES:

- SAW CUT EDGE OF EXISTING PAVEMENT WHERE CURB IS TO MEET EXISTING PAVEMENT.
- PROVIDE SMOOTH TRANSITION FROM EXISTING TO NEW PAVEMENT AND CURB.
- DO NOT LAY PAVEMENT BASE STONE UNTIL ALL UTILITIES, INCLUDING STORM SEWER, ARE IN PLACE.
- REPLACE PAVEMENT PER WVA DETAILS FOR WATER LATERALS IN MORNINGSIDE STREET

FIRE HYDRANT NOTES:

- EX. FIRE HYDRANTS ARE LOCATED ON PENROD AVE. AND WILSON STREET TO SERVE THE PROPOSED HOUSES.



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16871 City View Drive
 Suite 200
 Midlothian, Virginia 23113
 Phone: 804/794-0871
 FAX: 804/794-2635

680 Technology Park Drive
 Suite 200
 Glen Allen, Virginia 23059
 Phone: 804/563-0132
 FAX: 804/563-0133

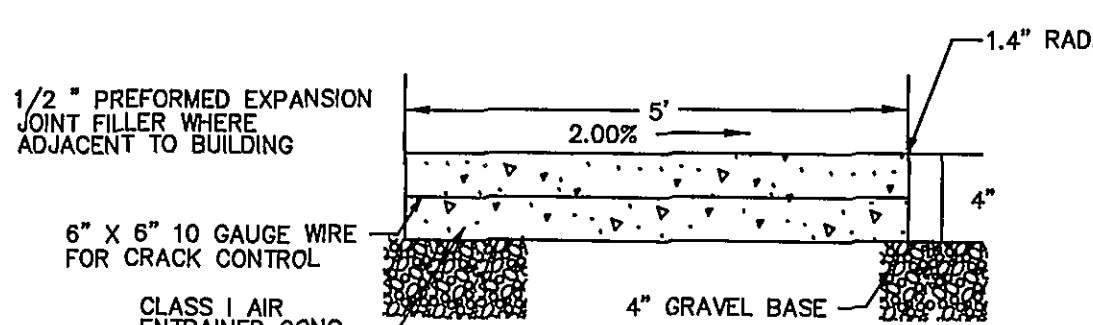
448 Peppers Ferry Road, NW
 Chantlery, Virginia 24073
 Phone: 540/381-4290
 FAX: 540/381-4291

1681 Commerce Road
 Suite 401
 Verona, Virginia 24482
 Phone: 540/248-3250
 FAX: 540/248-3221

MORNINGSIDE SUBDIVISION
 LAYOUT & UTILITY PLAN
 CITY OF ROANOKE, VIRGINIA

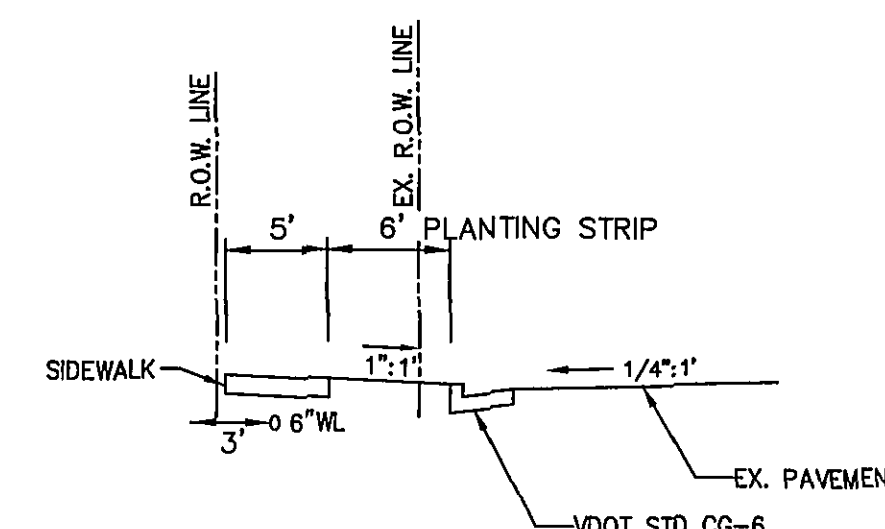
DRAWN BY: BTC
 DESIGNED BY: BTC
 CHECKED BY: SMH
 DATE: 1-25-08
 REVISIONS:
 3-12-08
 4-9-08
 7-11-08

SCALE: 1"=20'
 SHEET NO.
C-3
 JOB NO.
 R0700289.00

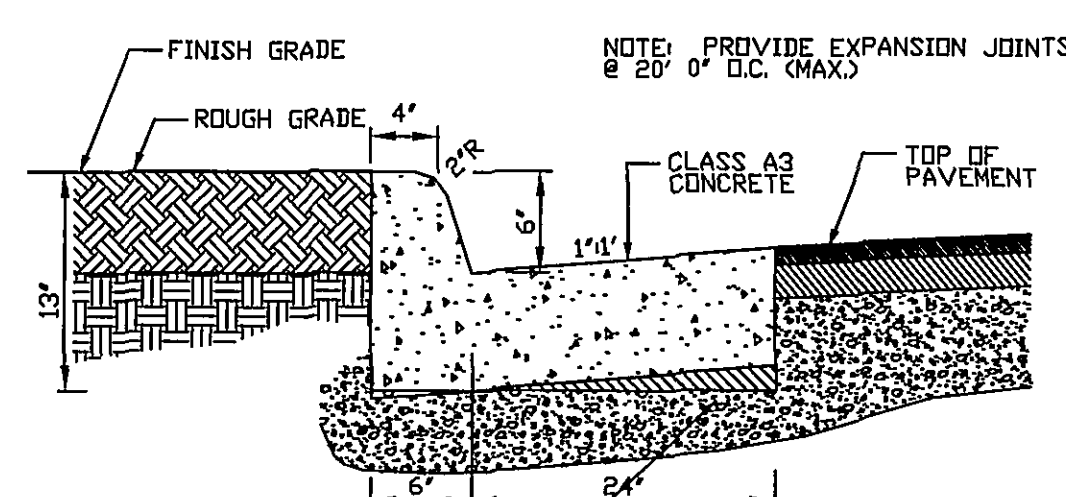


SIDEWALK DETAIL

NO SCALE

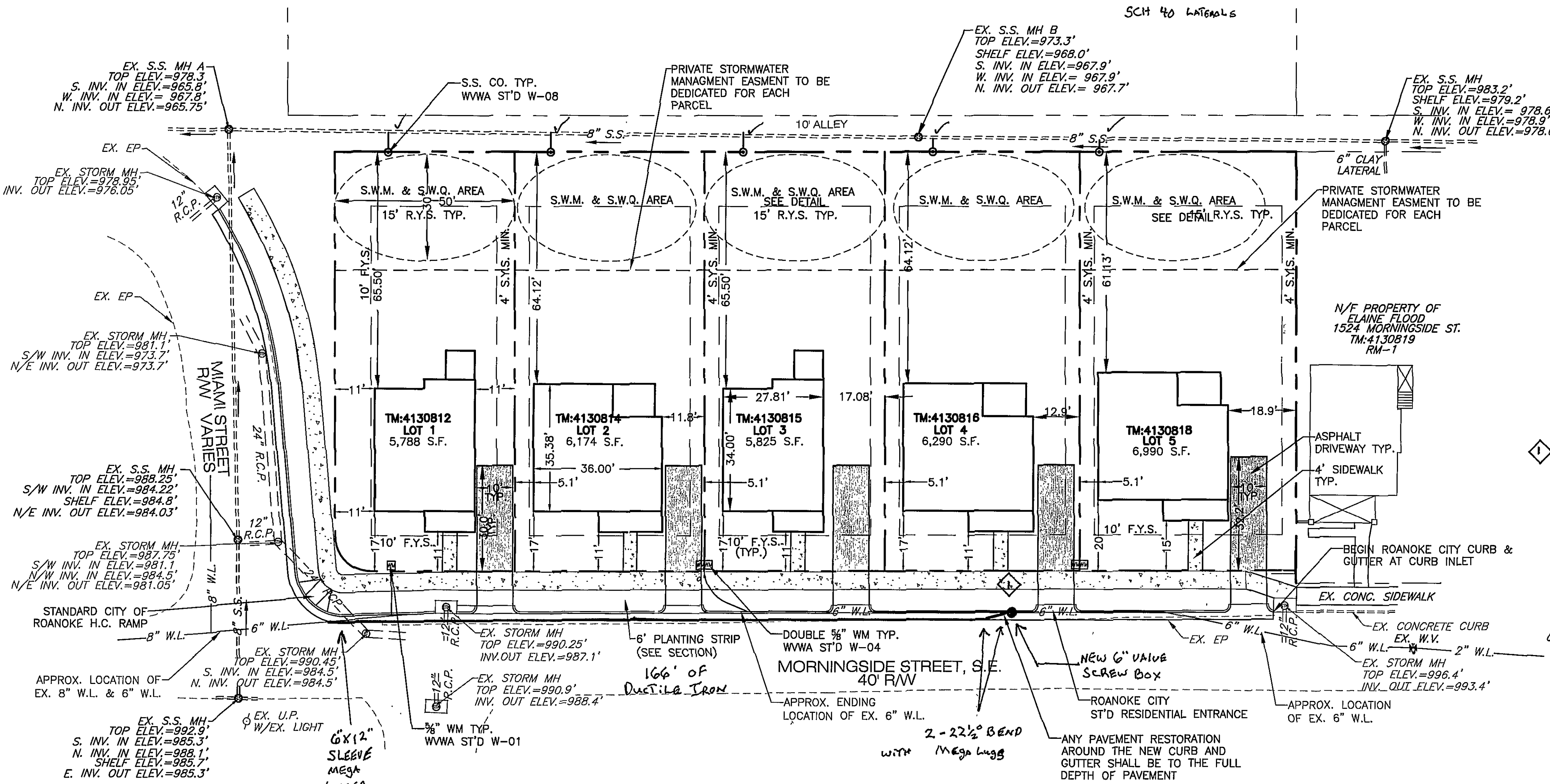


TYPICAL ROAD SECTION



CG-6 DETAIL

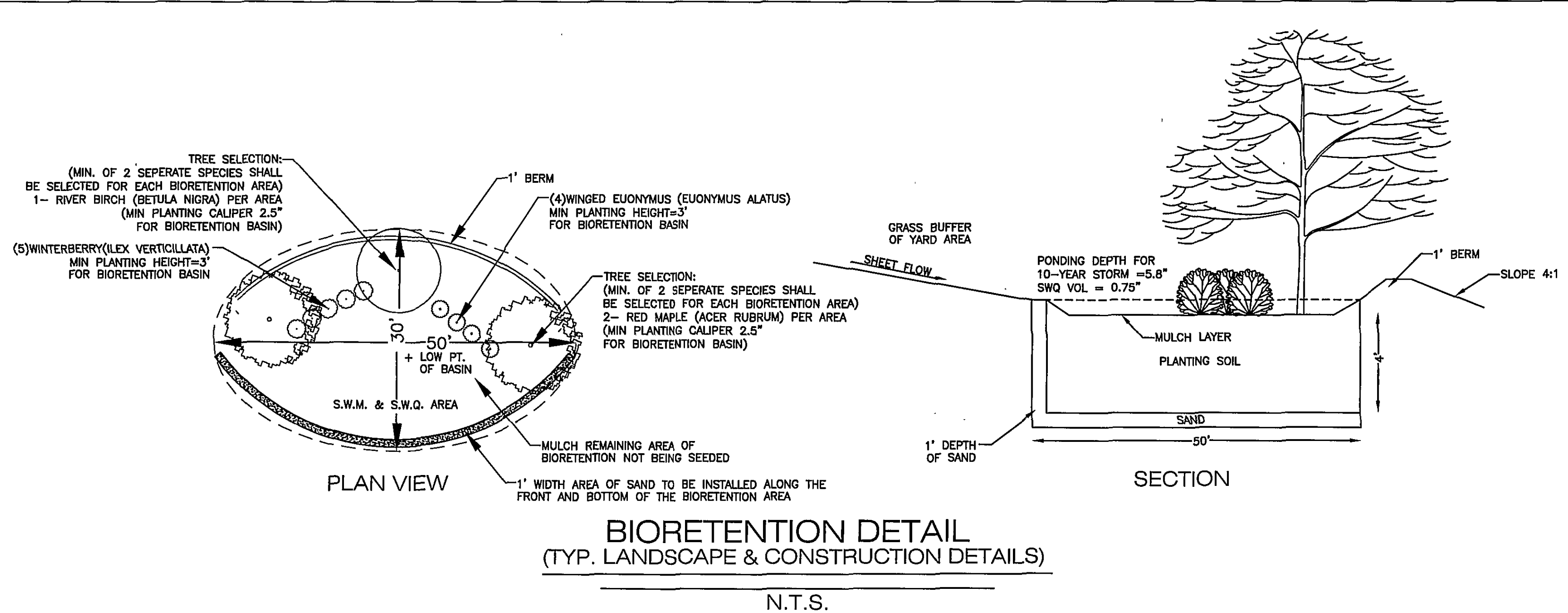
N.T.S.



16" P.C. OF 6" DUCTILE
 OUT OF VALVE
 16" P.C. OF 6" DUCTILE
 IN BETWEEN BENS

Ad Built
 11-13-08

W.C.



BIORETENTION DETAIL (TYP. LANDSCAPE & CONSTRUCTION DETAILS)

N.T.S.

PLANTING NOTES:
 1. THE PLANTING SOIL USED IN THE BIORETENTION AREA MUST HAVE A COMPOSITION OF AT LEAST 10% TO 25% CLAY AND SHALL BE OF A SANDY LOAM OR LOAMY SAND TEXTURE. LOAMY SOILS MAY BE USED IF THE COMPOSITION CONSISTS OF 35% SAND.
 2. THE PLANTING SOIL SHALL BE OF UNIFORM COMPOSITION, FREE OF STONES, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN ONE INCH, BRUSH, OR ANY OTHER MATERIAL OR SUBSTANCE WHICH MAY BE HARMFUL TO PLANT GROWTH, OR A HINDRANCE TO PLANTING OR MAINTENANCE OPERATIONS, AND SHALL BE FREE OF PLANTS OR PLANT PARTS OF BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, MUGWORT, NUTSEDGE, POISON IVY, AND CANADIAN THISTLE.
 3. THE PLANTING SOIL MUST HAVE THE FOLLOWING CRITERIA:
 PH RANGE - 5.5 TO 6.5
 ORGANIC MATTER - 1.5% TO 3.0%
 MAGNESIUM - 35 LBS/ACRE
 PHOSPHORUS - 100 LBS/ACRE
 POTASSIUM - 85 LBS/ACRE
 SOLUBLE SALTS - NOT TO EXCEED 500 PPM

DESIGN CRITERIA:
 VOLUME PROVIDED FOR STORMWATER QUALITY AND STORMWATER QUANTITY
 VOLUME REQUIRED FOR SWQ: 65 C.F.
 VOLUME REQUIRED FOR SWM: 589 C.F.
 VOLUME PROVIDED: 595 C.F.

BIORETENTION DETAILS TYP.:
 WIDTH: 30'
 LENGTH: 50'
 PONDING DEPTH: MAX DEPTH 5.8"
 PLANTING SOIL DEPTH: 4"
 SAND BED DEPTH: 1"
 GRASS BUFFER STRIP: 10' MIN.
 BERM HEIGHT: 1'