

SITE AND ZONING TABULATIONS

CURRENT ZONING: R-1
PROPOSED USE: SINGLE FAMILY DETACHED DWELLINGS
SITE ACREAGE: 6.76 ACRES
PROPOSED NUMBER OF LOTS: 14
MINIMUM LOT AREA REQUIRED: 7,200 S.F.
MINIMUM FRONTAGE REQUIRED: 60'
MINIMUM REQUIRED SETBACKS:
FRONT: 30'
REAR: 25'
SIDE: 10'
MAXIMUM HEIGHT ALLOWED: 45'
MAXIMUM BUILDING COVERAGE: 30%
MAXIMUM LOT COVERAGE: 50%

GENERAL NOTES

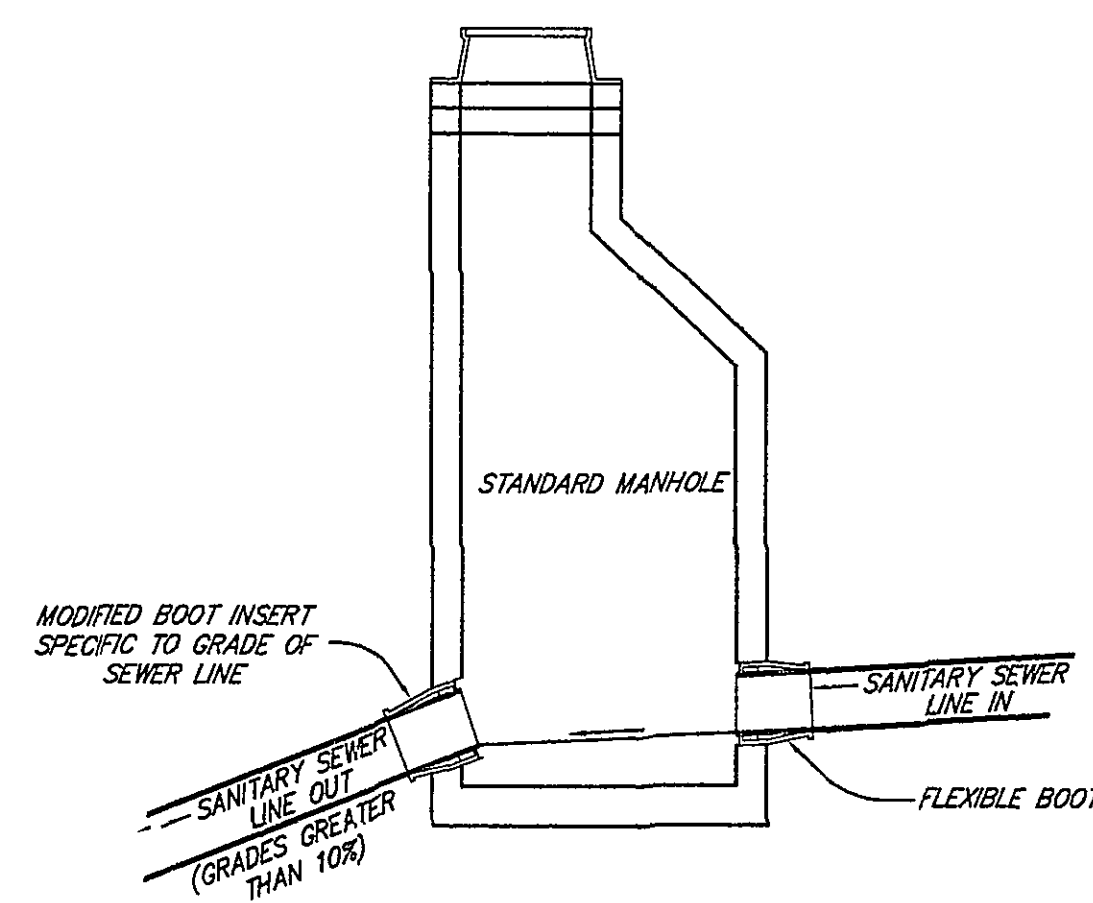
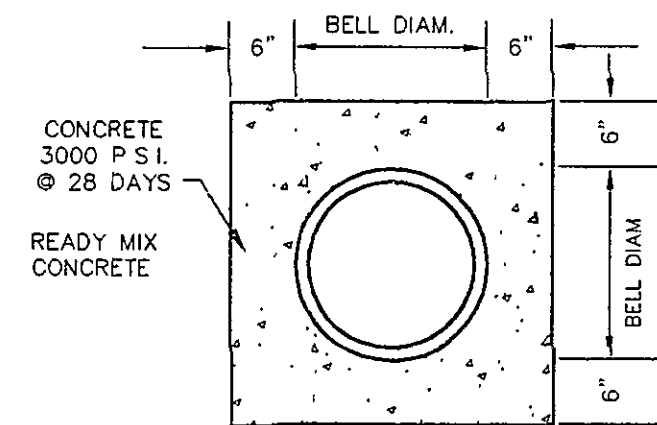
- THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT ROANOKE COUNTY TAX MAP 40.01-01-04.
- OWNER/DEVELOPER: F. & W. COMMUNITY DEVELOPMENT CORPORATION, P. O. BOX 20069, ROANOKE, VIRGINIA 24018
- THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY PREPARED BY LUMSDEN ASSOCIATES, P.C. JANUARY 2004.
- TOPOGRAPHY DATA BASED ON AN AERIAL SURVEY PREPARED BY P.D.S.
- NO TITLE REPORT WAS FURNISHED FOR THIS PROPERTY.
- THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY ROANOKE COUNTY SEWER SYSTEM.
- THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY ROANOKE COUNTY WATER SYSTEM.
- THE PROPERTY ON THESE PLANS SHALL BE ACCESSED BY PUBLIC ROADS.
- NO SIGNAGE IS PROPOSED FOR THIS DEVELOPMENT.

CONSTRUCTION NOTES

- ALL CONSTRUCTION IN ROANOKE COUNTY SHALL CONFORM TO THE CURRENT COUNTY OF ROANOKE STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
- NO SUBSOIL INVESTIGATIONS HAVE BEEN FURNISHED TO THE DESIGNING ENGINEER.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE ROANOKE COUNTY UTILITY DEPARTMENT.
- ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE ROANOKE COUNTY UTILITY DEPARTMENT.
- SEE 2001 VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILS.
- THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.
- THERE SHALL BE NO CONSTRUCTION AND/OR FIELD CHANGES TO THE DEVELOPMENT PLANS WITHOUT APPROVAL OF THE CONSULTING ENGINEER.
- ANY NEW ALIGNMENTS, CHANGES IN GRADE, ALTERNATIVE PIPE SIZES OR MANHOLES SHALL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. COUNTY ENGINEERS WILL REVIEW THE PLANS WITHIN ONE DAY OF SUBMITTAL. PLAN SHEETS MAY BE 8.5" X 11", IF THE INFORMATION IS LEGIBLE.
- SEE 2001 VDOT ROAD AND BRIDGE STANDARDS FOR PIPE CULVERTS AND STORM SEWER PIPE BEDDING INSTALLATION.

GRADING NOTES

- AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
- TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE.
- FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 8 INCHES IN DIAMETER. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN 8 INCH LIFTS TO 95% MINIMUM DENSITY, STANDARD PROCTOR.



MINIMUM FLOOR ELEVATION FOR GRAVITY SANITARY SEWER SERVICE		
LOT No.	CLEANOUT INVERT	FLOOR ELEVATION
1	1278.63	1282.60
2	1287.17	1291.10
3	1291.17	1295.30
4	1285.00	1289.00
5	1283.50	1287.10
6	1281.06	1284.60
7	1281.21	1284.80
8	1283.11	1286.70
9	1283.99	1287.80
10	1292.07	1296.00
11	1298.62	1302.40
12	1305.01	1309.0
13	1293.23	1297.20
14	1284.38	1288.20

SANITARY SEWER MAIN BEARINGS AND DISTANCES		
LINE	BEARING	DISTANCE
E1 - 7	N 64°58'55" W	197.44'
7 - 8	N 60°08'13" W	159.82'
8 - 9	N 04°07'42" E	99.08'
9 - 10	N 04°07'42" E	125.43'
10 - 11	N 13°20'07" W	122.56'
11 - 12	N 33°17'09" E	201.13'
12 - 13	N 39°49'28" E	186.33'
E2 - 3	N 71°20'42" W	163.07'
3 - 4	N 71°20'42" W	136.93'
4 - 5	N 41°44'03" W	163.29'
E3 - 6	N 18°39'18" E	235.24'

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

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4664 BRANBLETON AVENUE
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

NOTES, DETAILS, AND OFFSITE WATER LINE PROFILE

THE ORCHARDS SECTION NO. 3 CORTLAND MEADOWS
PREPARED FOR
F & W COMMUNITY DEVELOPMENT CORP.
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

REVISIONS: DESCRIPTION

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: 12 JULY 2004
SCALE: NO SCALE
COMMISSION NO: 2003-332
SHEET 5 OF 11