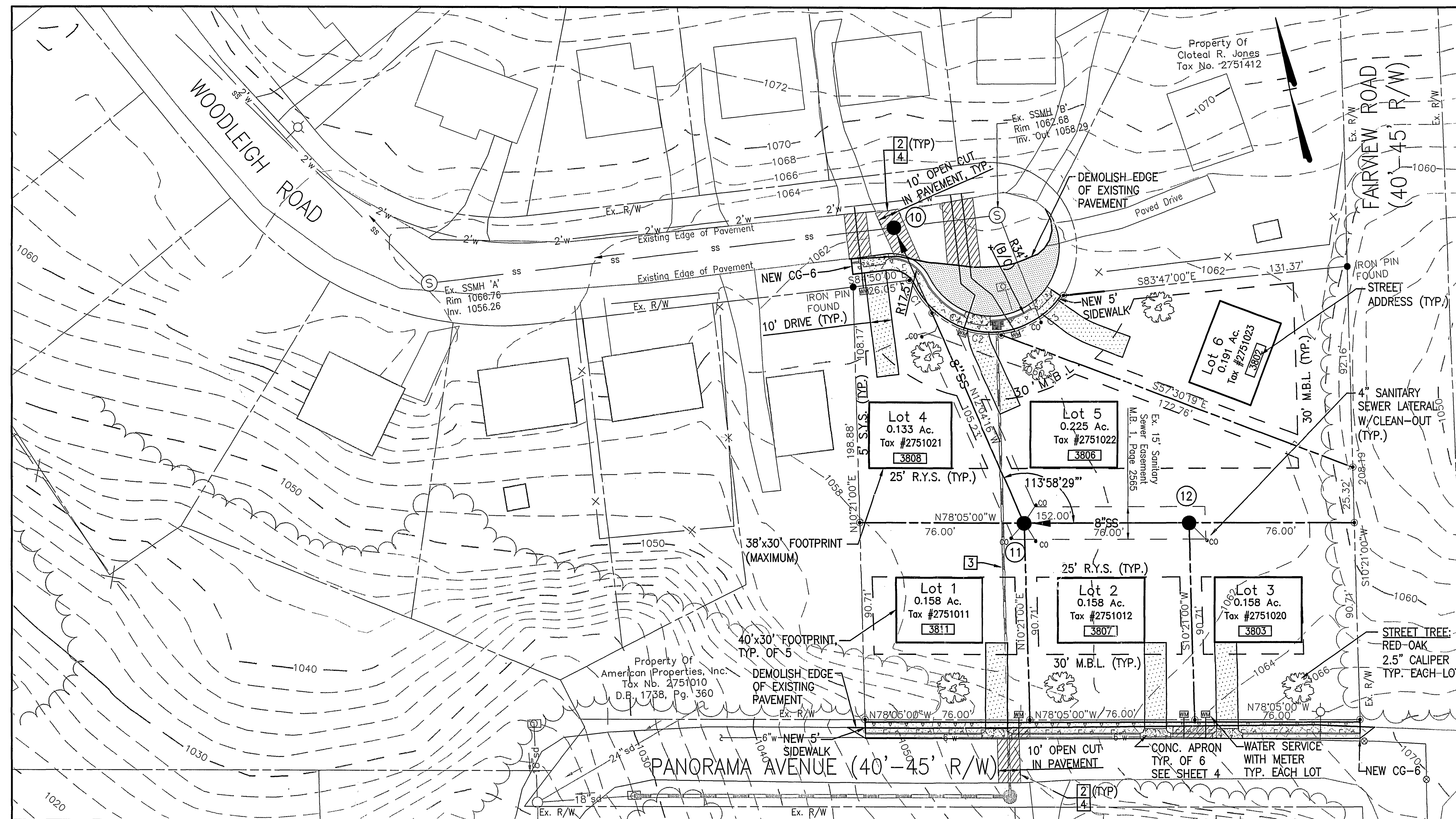


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	18.40	40.00	9.37	26°21'16"	S22°29'17"E	18.24
C2	35.00	40.00	18.71	50°08'02"	S60°43'56"E	33.89
C3	35.00	40.00	18.71	50°08'02"	N69°08'02"E	33.89
C4	88.40	40.00	79.57	126°37'20"	S72°37'19"E	71.47



GENERAL NOTES:

1. THE LOCATION OF EXISTING UTILITIES, INCLUDING UNDERGROUND UTILITIES, IS INDICATED ON THE DRAWINGS INSOFAR AS THEIR EXISTENCE AND LOCATION WERE KNOWN AT THE TIME OF THE PREPARATION OF THE DRAWINGS. HOWEVER, NOTHING IN THESE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS A GUARANTEE THAT SUCH UTILITIES ARE IN THE LOCATION INDICATED OR THAT THEY ACTUALLY EXIST, OR THAT OTHER UTILITIES ARE NOT WITHIN THE AREA OF OPERATIONS. THE CONTRACTOR SHALL MAKE ALL NECESSARY INVESTIGATIONS TO DETERMINE THE EXISTENCE AND LOCATIONS OF SUCH UTILITIES. THE CONTRACTOR SHALL PAY FOR ANY DAMAGE TO AND FOR ANY MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION. SEE SHEET 2 FOR PLAN.
3. EXISTING TOPOGRAPHIC INFORMATION IS TAKEN FROM CITY OF ROANOKE MAPPING AND FIELD SURVEYS PERFORMED BY MATTERN & CRAIG, INC. FEBRUARY, 2003.
4. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" (1-800-552-7001) 48 HOURS PRIOR TO WORKING IN THE VICINITY OF THE EXISTING UTILITIES.
5. CONTRACTOR TO CONTACT THE CITY OF ROANOKE-UTILITY LINE SERVICE (853-2792) TO COORDINATE THE CONNECTION TO THE EXISTING SEWER MAIN.
6. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED, VERIFIED, AND INSPECTED BY THE CITY OF ROANOKE.
7. A STREET OPENING PERMIT, ISSUED BY THE CITY OF ROANOKE, WILL BE REQUIRED.

KEYNOTES:

1. LOTS 1-6 SHOWN HEREON SHALL BE GRADED TO AN ELEVATION EQUAL TO OR HIGHER THAN ELEVATIONS SHOWN ON PROFILE.
2. BACKFILL FOR UTILITY TRENCHING IN THE RIGHT OF WAY SHALL BE VDOT 21A PLACED IN 6" LOOSE LIFTS AND COMPACTED TO 95% STANDARD PROCTOR $\pm$ 20% OPTIMUM MOISTURE CONTENT. AS AN ALTERNATIVE, VDOT SPECIFIED FLOWABLE FILL WITH STRENGTH OF BETWEEN 30 AND 300 psi AT 28 DAYS MAY BE USED. SEE CUTTING AND PAVEMENT REPLACEMENT DETAIL ON SHEET 4.
3. STORM DRAIN SHOWN HEREON FOR INFORMATION ONLY.
4. ALL SAW CUTS TO PAVEMENT IN THE RIGHT-OF-WAY SHALL BE NEAT UNIFORM LINES PRIOR TO EXCAVATION. AFTER UTILITY INSTALLATION AND TRENCH BACKFILL, THE PAVEMENT EDGES SHALL BE RECUT IN STRAIGHT, UNIFORM LINES TO 12" BEYOND ANY UNDERMINED AREA. THE SHAPE OF THE REPAIR SHALL BE RECTANGULAR.

ZONING REQUIREMENTS

ZONING: RM-2, RESIDENTIAL MULTI FAMILY DISTRICT
LOT COVERAGE: MAX = 40%
MINIMUM LOT SIZE = 5,000 SQUARE FEET
MINIMUM LOT FRONTAGE = 50'
MAXIMUM HEIGHT OF STRUCTURES = 35'
ACTUAL BUILDING AREA (SIX STRUCTURES) = 7,140 S.F.
TOTAL PROPERTY ACREAGE = 1.023 Ac.
TOTAL DISTURBED AREA = 0.880 Ac.
ADJACENT ZONING: RM-2
ADJACENT LAND USE: RESIDENTIAL
CURRENT LAND USE: VACANT
PROPOSED LAND USE: RESIDENTIAL

YARD REQUIREMENTS: (SHOWN ON PLAN)

-FRONT 30'
-SIDE 10' (TOTAL)
-REAR 25'

OWNER CONTACT INFORMATION:

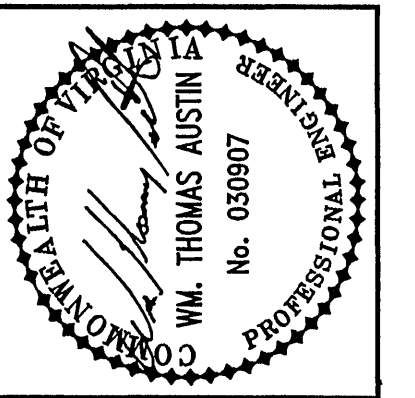
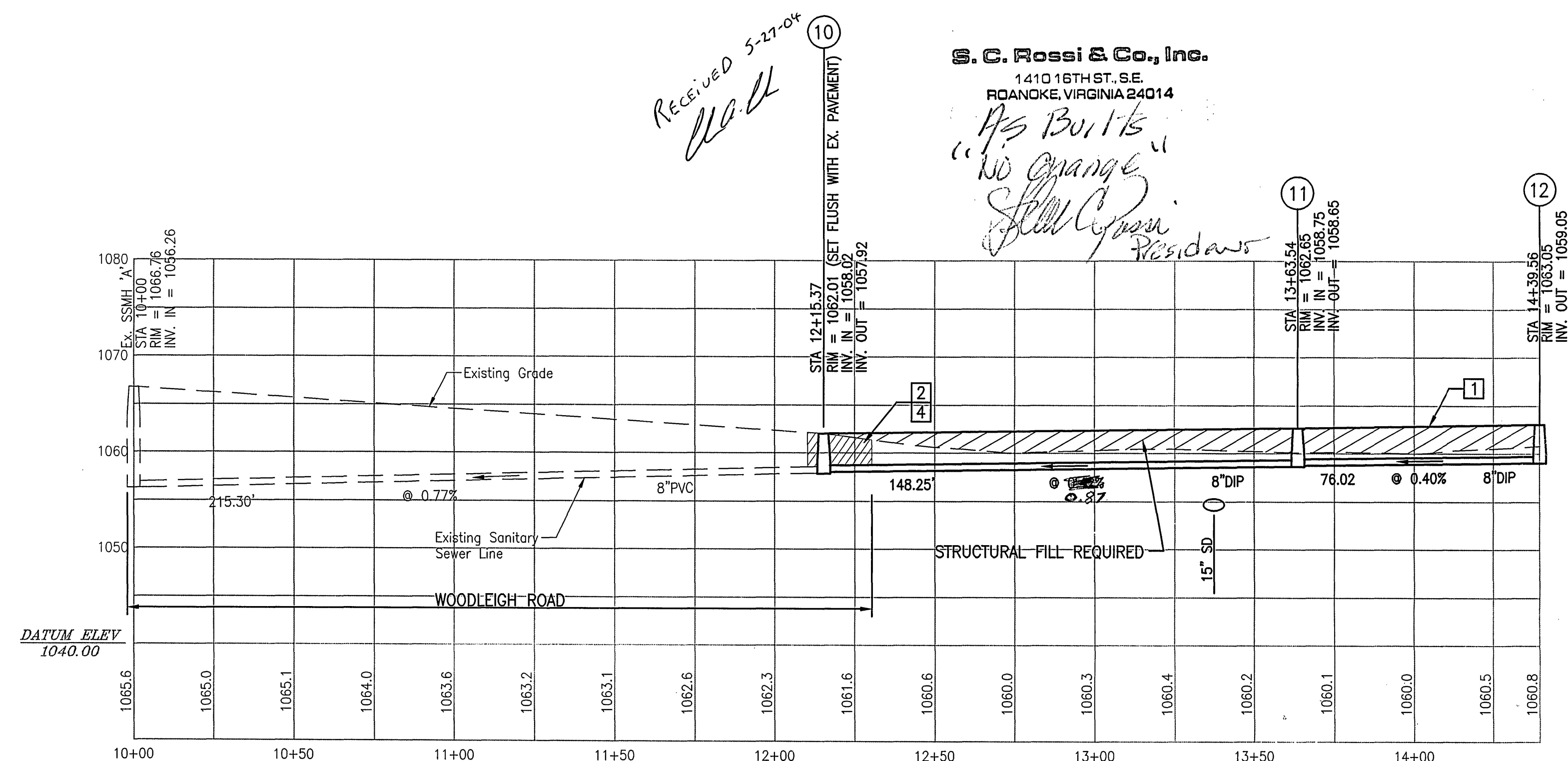
KAREN MASON, EXECUTIVE DIRECTOR
HABITAT FOR HUMANITY OF THE ROANOKE VALLEY
1701 CLEVELAND AVENUE
ROANOKE, VIRGINIA 24016
(540) 344-0747
FAX: (540) 343-1492

LEGEND

	NEW DRIVEWAY
	NEW ASPHALT SEE DETAIL ON SHEET 4
	NEW CONCRETE SEE DETAIL ON SHEET 4
	DEMOLISH PAVEMENT SEE DETAIL ON SHEET 4
	NEW WATER METER
S.Y.S.	SIDE YARD SETBACK
R.Y.S.	REAR YARD SETBACK
M.B.L.	MINIMUM BUILDING LINE
	SANITARY SEWER LATERAL WITH CLEANOUT



WWW.ID# 60RFGS



Date	Revisions
9-18-03	1 REVISED PER UPDATED LOCATION OF SSMH 'A'
10-01-03	2 SUBMIT COMPREHENSIVE DEVELOPMENT PLAN
11-18-03	3 CITY OF ROANOKE COMMENTS
1-06-04	4 CITY OF ROANOKE COMMENTS

Issue Date:	Drawn By:	Designed By:	Checked By:
July 25, 2003	CLZ	CLZ	WTA

Mattern & Craig
CONSULTING ENGINEERS • SURVEYORS
701 FIRST STREET, S.W.
ROANOKE, VIRGINIA 24016
(540) 344-3622
FAX (540) 345-7891

HABITAT FOR HUMANITY/WOODLEIGH ROAD & PANORAMA AVENUE COMPREHENSIVE DEVELOPMENT PLAN SITE PLAN/SANITARY SEWER PLAN AND PROFILE CITY OF ROANOKE, VIRGINIA

Vertical Scale:
1" = 10'

Horizontal Scale:
1" = 30'

Commission Number:
1567-D4

Sheet No.:
1