

New FH is Tag # 20737
Static pressure = 108 psi

DENOTES PROPOSED HOUSE
AND/OR DRIVEWAY (TYP.)

SITE AND ZONING TABULATIONS

CURRENT ZONING: R-1
PROPOSED USE: SINGLE FAMILY DETACHED DWELLINGS
ZERO LOT LINE OPTION PER SEC. 30-82-12
SITE ACREAGE: 4.86 ACRES
PROPOSED NUMBER OF LOTS: 10
MINIMUM LOT AREA REQUIRED: 5,760 S.F. (REDUCED PER ZERO LOT LINE OPTION)
MINIMUM FRONTAGE REQUIRED: 48' (REDUCED PER ZERO LOT LINE OPTION)
MINIMUM REQUIRED SETBACKS:
FRONT: 30' (NO REDUCTION FROM R-1)
REAR: 25' (NO REDUCTION FROM R-1)
SIDE YARD: MINIMUM SIDE YARD OPPOSITE THE ZERO YARD = 10'
NO ZERO SIDE YARD FOR WESTSIDE OF LOT 1 AND EASTSIDE OF LOT 10
MAXIMUM BUILDING HEIGHT ALLOWED: 45'
MAXIMUM MAINT. BUILDING COVERAGE: 40% (INCREASED PER ZERO LOT LINE OPTION)
MAXIMUM LOT COVERAGE: 50%

GENERAL NOTES

1. THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT ROANOKE COUNTY TAX ASSESSMENT MAP 86.01-03-01.06 & 86.01-03-01.07 BOONE HOMES, INC. 3922 ELECTRIC ROAD ROANOKE, VA 24014
2. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY AND IS CERTIFIED CORRECT.
3. TOPOGRAPHY DATA BASED ON A SURVEY PREPARED BY LUMSDEN ASSOCIATES.
4. NO TITLE REPORT WAS FURNISHED FOR THIS PROPERTY.
5. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY AUTHORITY WATER AND SEWER.
6. THE PROPERTY ON THESE PLANS SHALL BE ACCESSED BY PUBLIC ROADS.
7. A SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION OF SIGNAGE IN ACCORDANCE WITH ROANOKE COUNTY SIGN REGULATION SECTION 30-93.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT COUNTY OF ROANOKE STANDARDS AND SPECIFICATIONS.
2. 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.
3. NO SUBSOIL INVESTIGATIONS HAVE BEEN MADE BY THE DESIGNING ENGINEER. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
5. ALL CONNECTIONS TO EXISTING MAIN LINES SHALL BE COORDINATED WITH THE WESTERN VIRGINIA WATER AUTHORITY.
6. 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.
7. NO DEVIATION TO THE DEVELOPMENT PLANS SHALL BE MADE WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER.
8. ANY ALTERATIONS TO THE UTILITY INFRASTRUCTURE, GRADE CHANGES, OR ANY ALIGNMENT CHANGES SHALL REQUIRE A NEW SET OF PLANS SEALED BY THE CONSULTING ENGINEER. COUNTY ENGINEERS SHALL REVIEW THE PLANS WITHIN ONE DAY OF SUBMITTAL.

GRADING NOTES

1. NO GRADING, OR ATTENDANT EROSION AND SEDIMENT CONTROL, IS ANTICIPATED WITH THIS PLAN.

WATER NOTES

1. ALL WATER METERS SHALL BE 5/8" x 3/4".
2. ALL WATER SERVICES SHALL BE TYPE "B", FOR PRESSURE BETWEEN 80 AND 120psi.
3. WATER SERVICES CROSSING ROSELAWN SHALL BE INSTALLED WITH TRENCHLESS METHODS.
4. THE CONTRACTOR SHALL SUPPLY AND ATTACH THE TAPPING SLEEVE AND VALVE TO THE EXISTING WATER LINE FOR THE PROPOSED FIRE HYDRANT. THE WYMA WILL PERFORM THE WET TAP FOR THE FIRE HYDRANT. THE CONTRACTOR SHALL INSTALL REMAINDER OF FIRE HYDRANT ASSEMBLY. THE CONTRACTOR SHALL PERFORM TAPS FOR, AND INSTALL LINES WITH APPURTENANCES FOR WATER SERVICES.

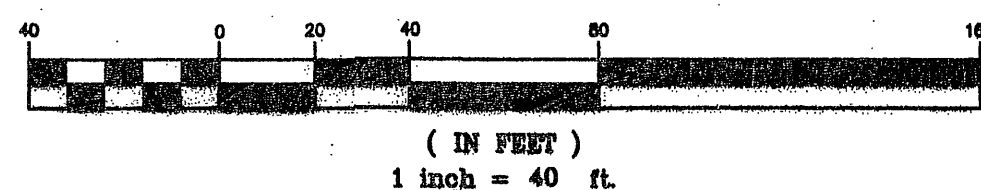
MINIMUM HABITABLE FLOOR ELEVATION

LOT #	ELEVATION
1	1361.8'
2	1360.0'
3	1355.6'
4	1352.9'
5	1350.1'
6	1349.3'
7	1348.5'
8	1346.8'
9	1345.0'
10	1343.0'

MINIMUM FLOOR ELEVATION FOR SANITARY SEWER SERVICE

LOT #	LATERAL INV. ELEVATION	FLOOR ELEVATION
1	1351.4'	1354.4'
2	1347.6'	1350.7'
3	1345.9'	1348.9'
4	1344.0'	1347.2'
5	1342.9'	1345.9'
6	1342.0'	1345.0'
7	1341.0'	1343.8'
8	1340.8'	1343.6'
9	1339.9'	1342.7'
10	1338.0	1341.1'

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

As-Built 12.15.10 K. Winslow