

WATER NOTES:

1. ALL MATERIALS, CONSTRUCTION, ETC. SHALL MEET ALL THE SPECIFICATIONS AND REQUIREMENTS OF THE COMMONWEALTH OF VIRGINIA/STATE BOARD OF HEALTH "WATERWORKS REGULATIONS", LATEST EDITION, AS WELL AS THOSE OF THE LOCAL GOVERNING AUTHORITY. PROVIDE QUALITY WORKMANSHIP.
2. MINIMIZE ANY DISTURBANCE TO EXISTING UTILITY SERVICES DURING CONSTRUCTION.
3. PROVIDE 3.0 FEET MINIMUM COVER.
4. MAKE ALL PIPE JOINTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. PRESSURE TEST THE WATER MAINS AT TWO TIMES THE WORKING PRESSURE FOR AT LEAST TWO HOURS WITH NO LEAKAGE.
6. LOCATE AND UNCOVER VALVE VAULTS AFTER PAVING.
7. REFERENCE THE ROANOKE COUNTY UTILITY DEPARTMENT WATER AND SEWER REGULATIONS, LATEST EDITION.
8. PROVIDE A MINIMUM 3.0' COVER OVER WATER LINES. MINIMUM VERTICAL SEPARATION BETWEEN UTILITIES AND STORM DRAIN IS 18".
9. ALL TAPS TO EXISTING WATER LINES OR STRUCTURES TO BE PERFORMED BY THE ROANOKE COUNTY UTILITY DEPARTMENT.
10. WATER METER SIZE AND LOCATION ARE TO BE DETERMINED, AND ARE NOT PART OF THESE PLANS.
11. A PRESSURE REDUCING VALVE WILL BE REQUIRED FOR ANY SERVICE CONNECTIONS.

SANITARY SEWER NOTES

1. SEWER PIPE SHALL BE PVC SDR-35.
2. ALL SANITARY LATERALS WITHIN RIGHTS-OF-WAY AND EASEMENTS SHALL BE SIX (6) INCH DIAMETER WITH A MINIMUM GRADE OF 2.08% (1/4":1'). MATERIAL TO BE PVC SDR-35.
3. REFERENCE THE ROANOKE COUNTY UTILITY DEPARTMENT WATER AND SEWER REGULATIONS, LATEST EDITION.
4. PROVIDE A MINIMUM 3.0' COVER OVER SANITARY SEWER LINES MINIMUM VERTICAL SEPARATION BETWEEN UTILITIES AND STORM DRAIN IS 18".
5. ALL TAPS TO EXISTING SEWER LINES AND STRUCTURES TO BE PERFORMED BY THE ROANOKE COUNTY UTILITY DEPARTMENT.
6. A SANITARY SEWER CHECKLIST MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DIMENSIONAL NOTES

1. IN GENERAL DIMENSIONS ARE TO BOTTOM FACE OF CURB, CENTER OF PAINTED LINE, EDGE OF PAVEMENT, FACE OF WALL.
2. RADII ARE 5.0' UNLESS OTHERWISE NOTED.
3. SEPARATE PARKING SPACES WITH 4" WIDE WHITE PAINTED LINES. USE PAINT MANUFACTURED FOR THE PURPOSE.
4. DO NOT SCALE DIMENSIONS. IF A QUESTION CONCERNING A DIMENSION ARISES, CONTACT THE ENGINEER FOR INTERPRETATION.

PAVING NOTES

1. SEE PAVEMENT SECTION ON SHEET C9.
2. SAW CUT EDGE OF EXISTING PAVEMENT WHERE NEW IS TO MEET EXISTING.
3. PROVIDE SMOOTH TRANSITION FROM EXISTING TO NEW PAVEMENT AND CURB.
4. THE PAVEMENT DESIGN SHOWN IS BASED ON A SUBGRADE RATING OF CBR 10 OR GREATER. SHOULD THE ACTUAL SUB GRADE CBR VALUES BE LESS THAN 10, AN ALTERNATE PAVEMENT DESIGN MUST BE APPROVED BY THE COUNTY OF ROANOKE.
5. DO NOT LAY PAVEMENT BASE STONE UNTIL ALL UTILITIES, INCLUDING STORM SEWER, ARE IN PLACE.

SITE SUMMARY

OWNER/ STRUCTURES, INC. ATTN: ADAM COHEN
DEVELOPER: 5100 BERNARD DRIVE, S.W.
ROANOKE, VIRGINIA 24018
540-774-4800
540-989-7062 FAX

TAX MAP NUMBER: 76.15-1-3

SIZE: 1.40 ACRES

ZONING: C1

MINIMUM LOT SIZE REQUIRED: 15,000 SF

MINIMUM LOT FRONTAGE REQUIRED: 75 FT

LOT FRONTAGE PROVIDED: 478 FT

SETBACKS: FRONT 30 FT
SIDE 10 FT TOTAL 25 FT
REAR 15 FT

MAXIMUM BUILDING HEIGHT: 45 FT (ADJOINING R1 & R2)

BUILDING HEIGHT PROVIDED:

MAXIMUM LOT COVERAGE REQUIRED:
BUILDINGS: 50 % OR 30,492 SF
TOTAL: 80% OR 48,787 DF

LOT COVERAGE PROVIDED:
BUILDINGS: 20% OR 12,000 SF
TOTAL: 76% OR 46,848 SF

PARKING REQUIRED: 3.5 / 1000 SF (GENERAL OFFICE)(52.5 REQUIRED)

PARKING PROVIDED: 61 SPACES

CURVE TABLE						
CURVE	LENGTH	RADIUS	ANGENT	CHORD BEARING	CHORD	DELTA
C1	478.68'	1206.23'	242.53'	S39°27'56"E	475.55'	22°44'14"
C1	478.09'	1206.23'		S40°35'23"E		DEED

HANDICAP PARKING SIGN

122 LF-VERSA-LOK
RETAINING WALL
(DESIGN BY OTHERS)

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