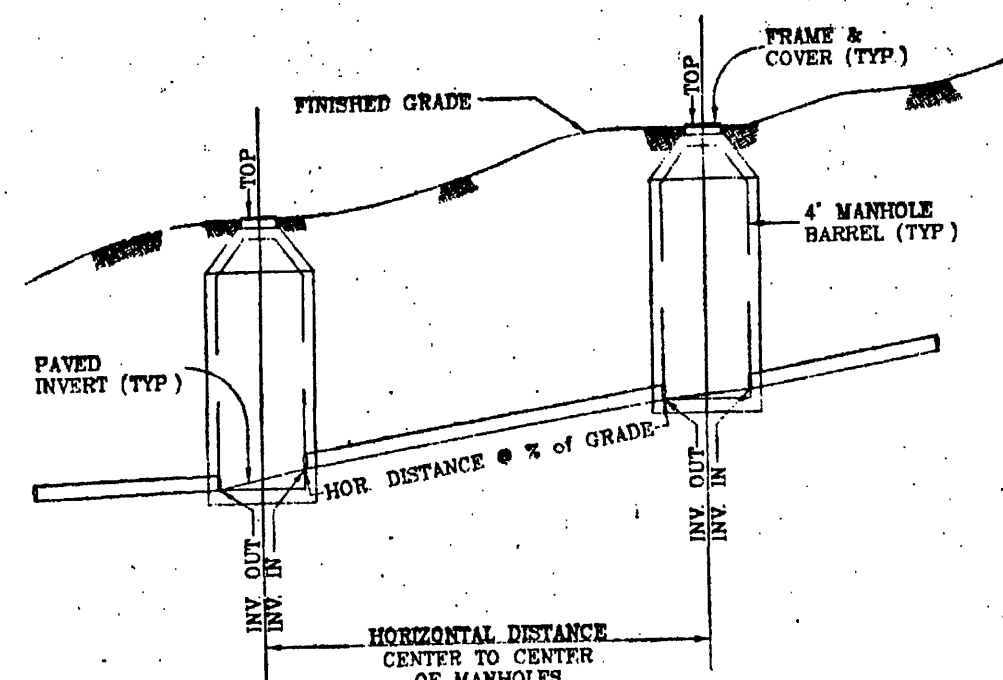
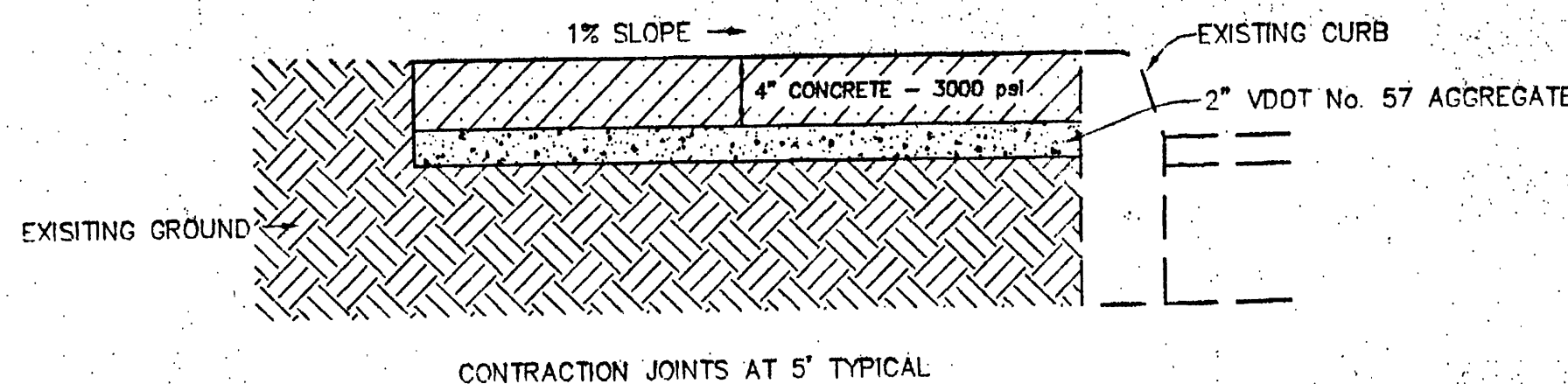
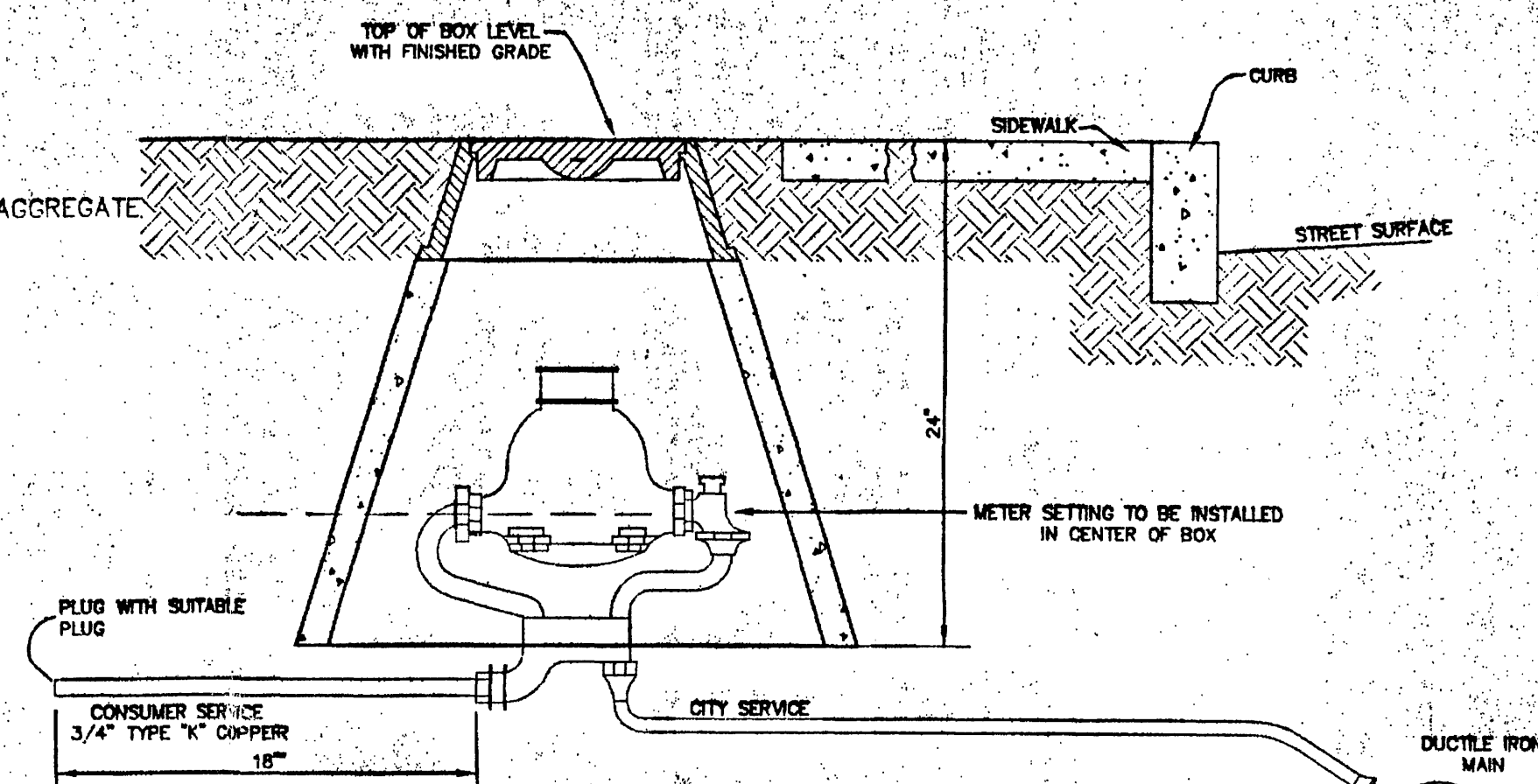




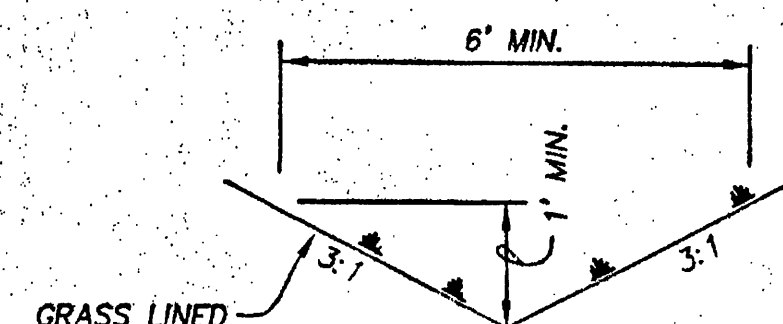
**SANITARY SEWER
HORIZONTAL AND SLOPE DISTANCE DETAIL**



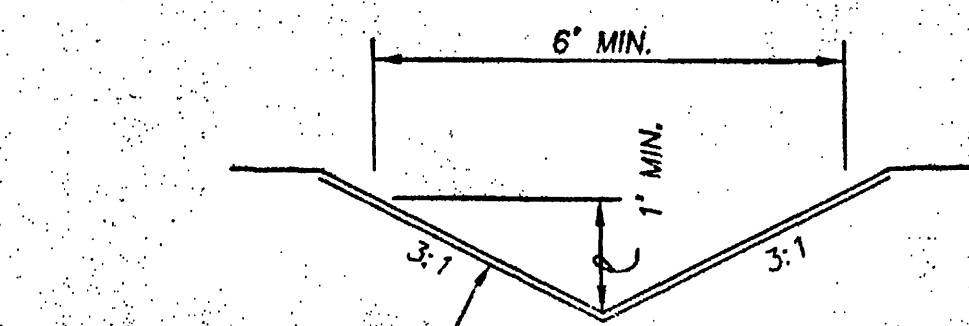
TYPICAL SIDEWALK DETAIL



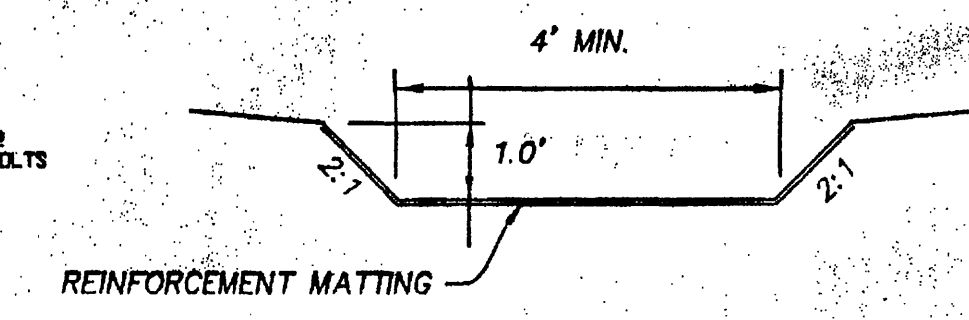
STANDARD SETTING FOR 5/8\"/>



**TYPE 'A' DITCH
NOT TO SCALE**

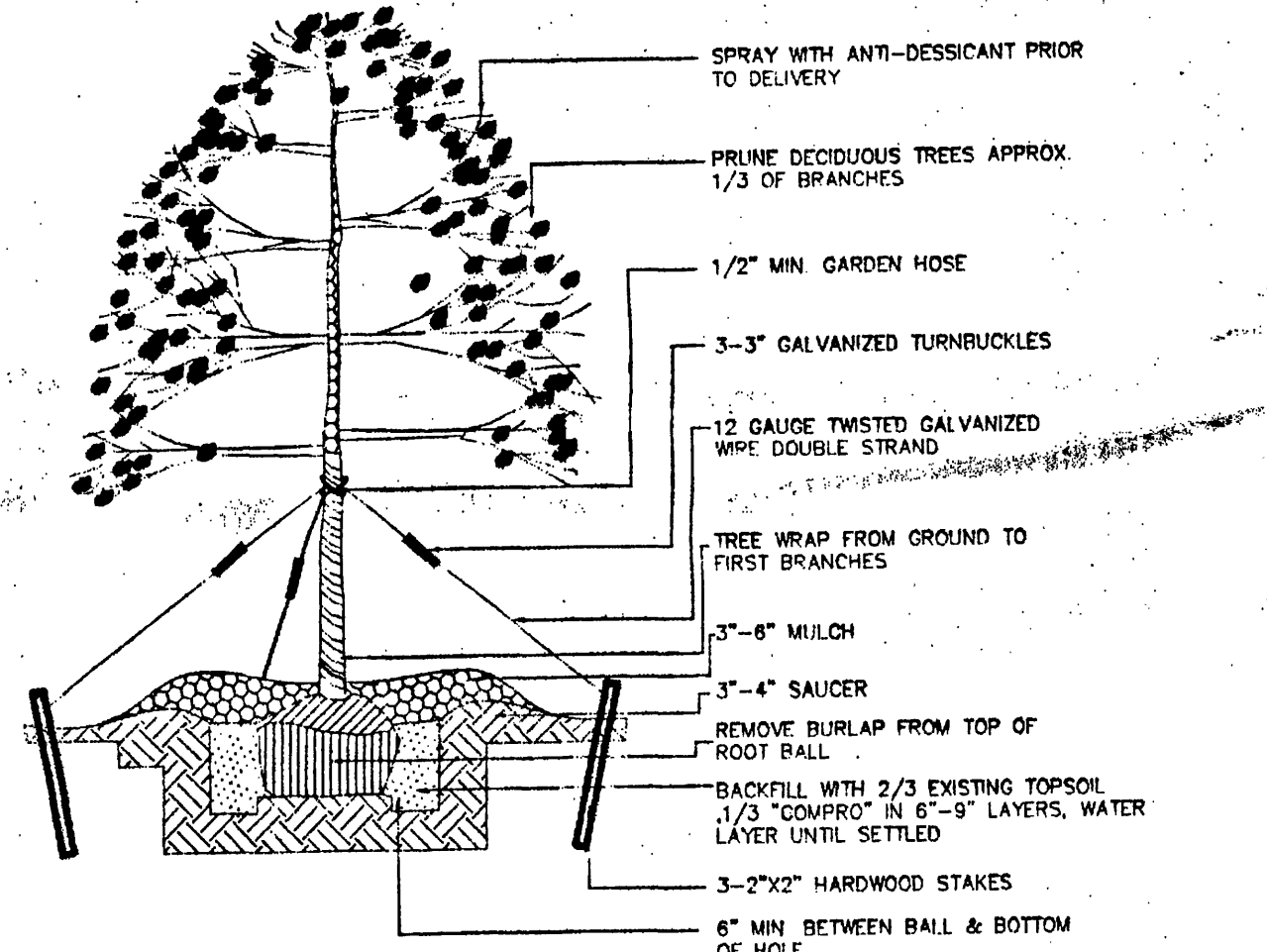


**TYPE 'B' DITCH
NOT TO SCALE**

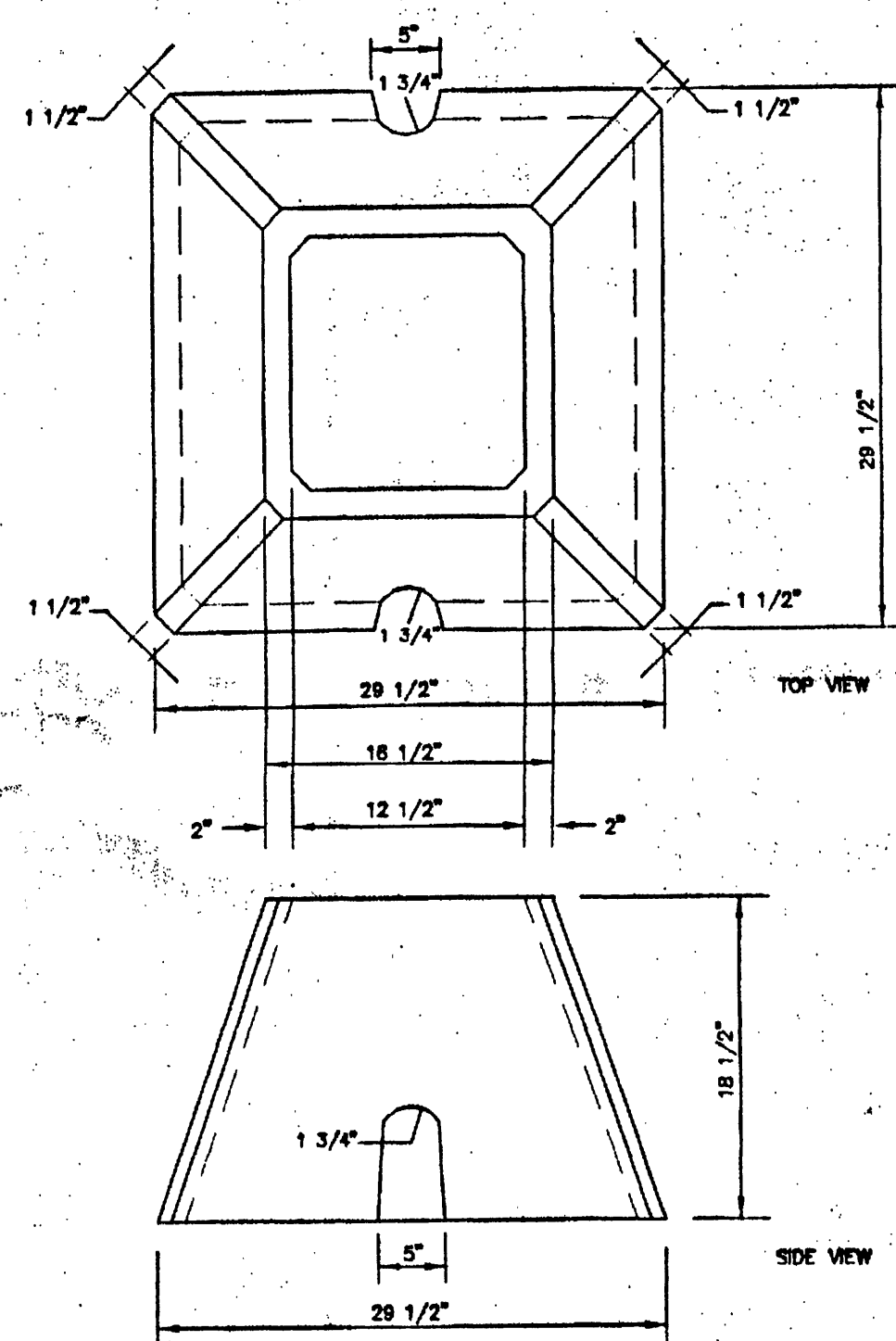


**TYPE 'C' DITCH
NOT TO SCALE**

NOTE: REINFORCEMENT MATTING SHALL BE SC250 AS MANUFACTURED BY NORTH AMERICAN GREEN OR APPROVED EQUAL.

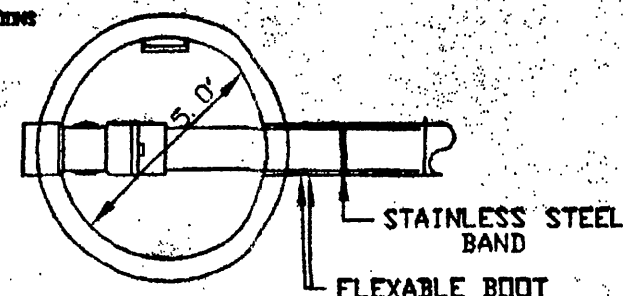


TREE PLANTING DETAIL

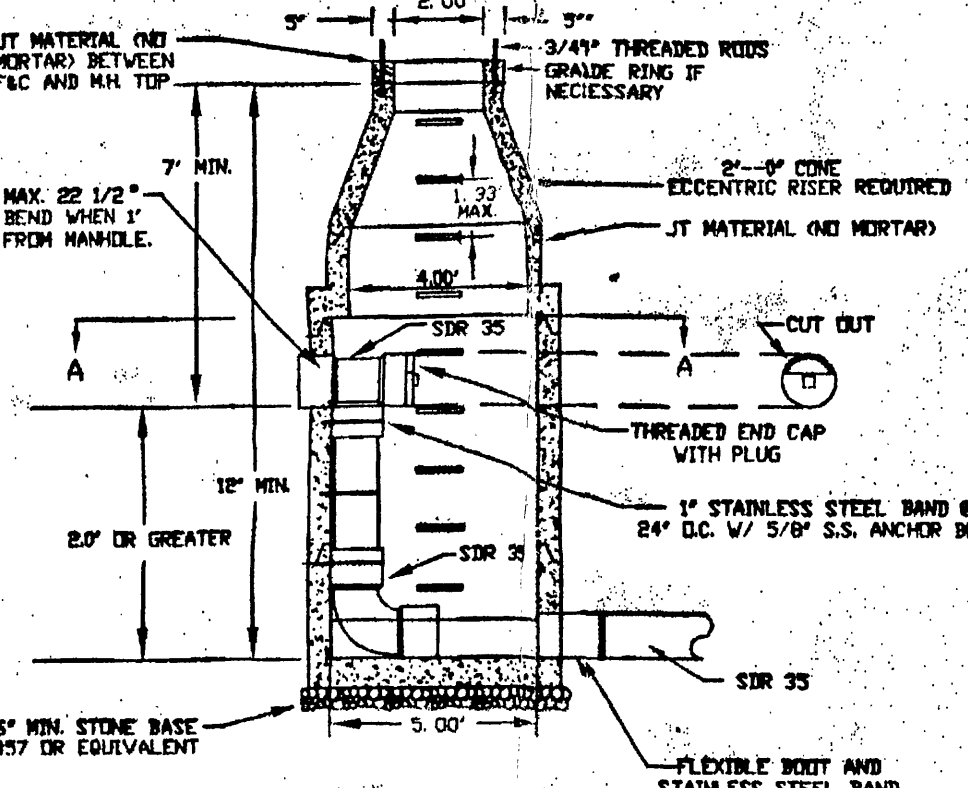


**WATER METER BOX
PRECAST CONCRETE (FOR CAST IRON METER BOX)**

- NOTES:
1. ALL MANHOLE FRAMES AND COVERS SHALL CONFORM TO THE CITY OF ROANOKE SPECIFICATIONS AND CONSTRUCTION STANDARDS.
 2. STEPS TO BE VERTICALLY ALIGNED.
 3. THE FRAME AND COVER SHALL BE PROPERLY ALIGNED WITH THE 2' FEET OPENING OF THE MANHOLE STRUCTURE AND BELTED IN PLACE.



SECTION A-A



INSIDE DROP MAN-HOLE

SITE AND ZONING TABULATIONS

CURRENT ZONING: RM-2, RESIDENTIAL MULTIFAMILY DISTRICT
 PROPOSED USE: SINGLE FAMILY DETACHED DWELLINGS
 SITE ACRES: 3.471 ACRES
 MINIMUM LOT AREA REQUIRED: 5,000 SQ. FT.
 MINIMUM LOT FRONTAGE: 50'
 MAXIMUM LOT COVERAGE: 40%
 MAXIMUM HEIGHT ALLOWED: 35'
 MINIMUM REQUIRED SETBACKS:
 FRONT: 30'
 REAR: 25'
 SIDE YARD: COMBINED WIDTH OF TWENTY (20 PERCENT OF THE LOT FRONTAGE OR TEN (10'), WHICHEVER IS LEAST. IN NO CASE SHALL A SIDE YARD BE LESS THAN FOUR (4) FEET.

GENERAL NOTES:

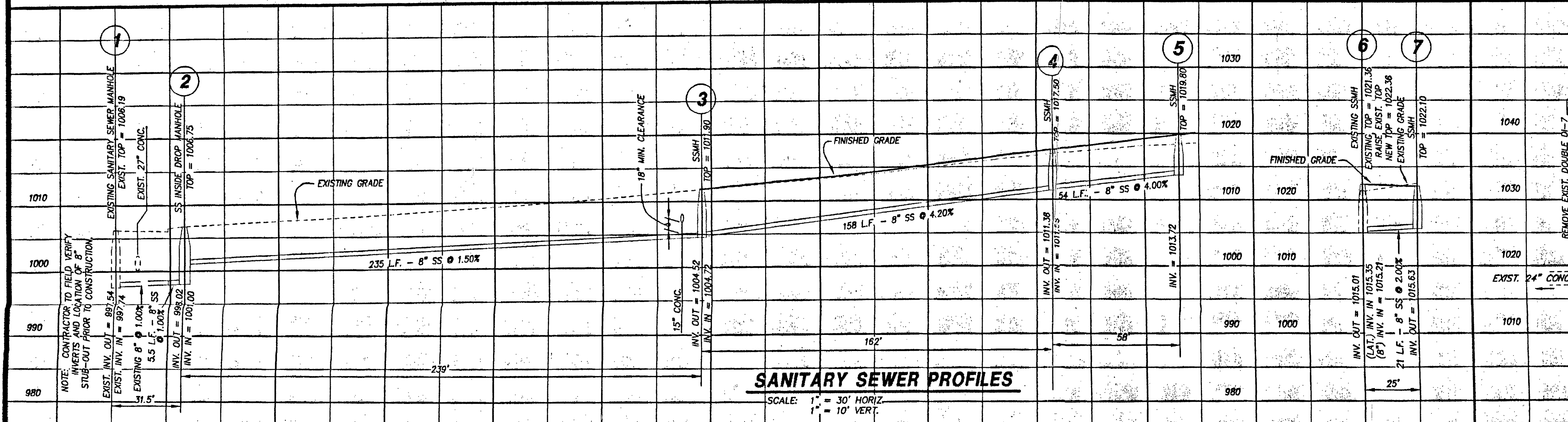
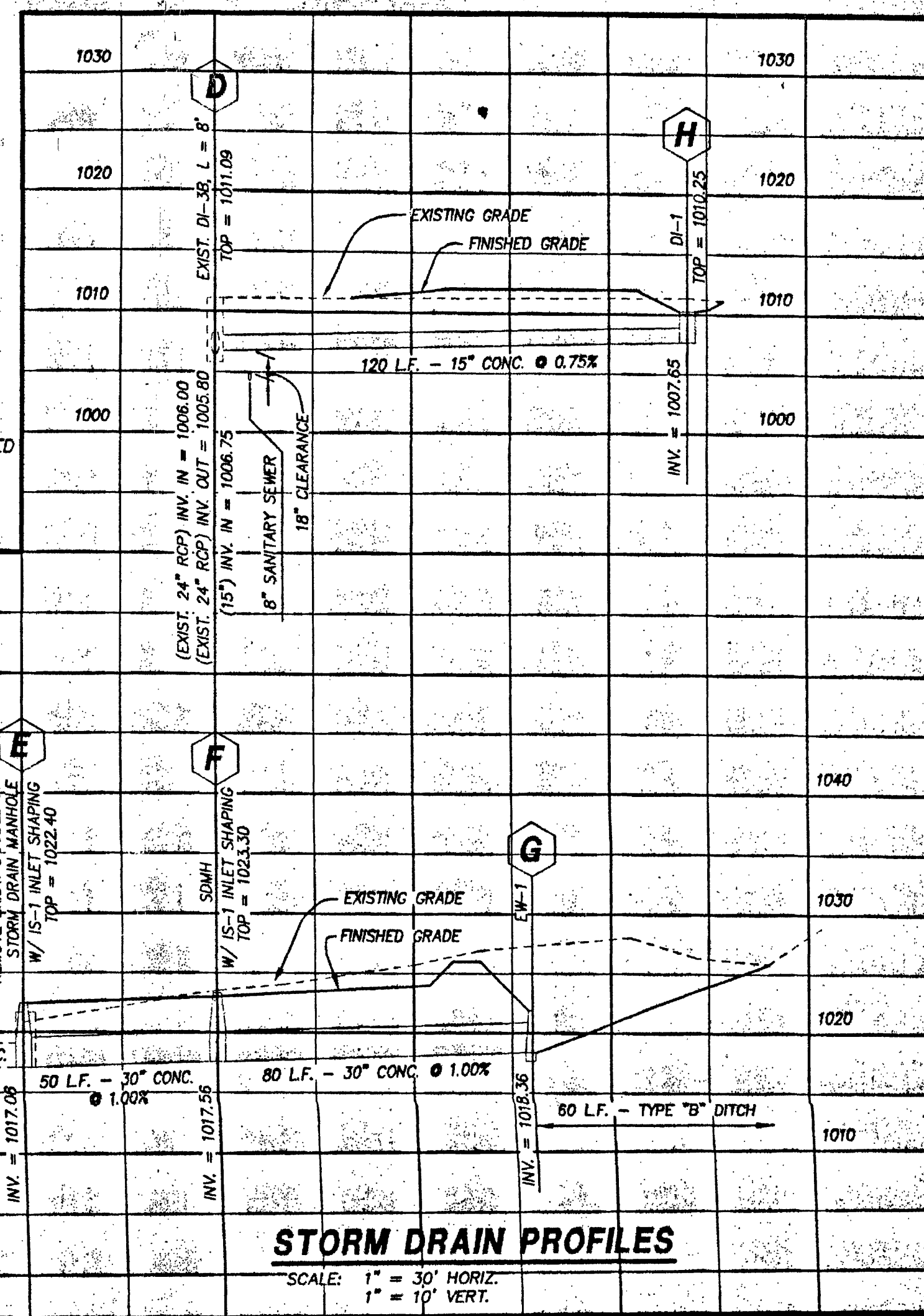
1. THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT ROANOKE CITY TAX ASSESSMENT MAP #7100713.
2. OWNER/DEVELOPER: FW PROPERTIES, L.L.C.
P.O. BOX 20069
ROANOKE, VIRGINIA 24018
3. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LANG, ENGINEERING COMPANY, UPDATED BY LUMSDEN ASSOCIATES, P.C.
4. TOPOGRAPHY DATA BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
5. NO TITLE REPORT WAS FURNISHED FOR THIS PROPERTY.
6. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY CITY WATER AND SEWER.
7. THE PROPERTY ON THESE PLANS SHALL BE ACCESSED BY PUBLIC ROADS.

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY 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.
4. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
6. ALL WATER AND SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY ROANOKE CITY UTILITY DEPARTMENT.
7. SEE VDOT ROAD AND BRIDGE STANDARDS FOR STORM DRAINAGE DETAILS.
8. 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.

GRADING NOTES:

1. ALL AREAS TO BE GRADED SHALL BE STRIPPED OF ORGANIC MATTER. ALL MATERIAL NOT SUITED FOR USE AS FILL MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
2. ANY BORROW OR WASTE SITE MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN PRIOR TO CONSTRUCTION.
3. TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE.
4. FILL MATERIAL SHALL BE FREE OF ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN 8 INCH LIFTS TO 95% DENSITY, STANDARD PROCTOR.



SANITARY SEWER PROFILES

SCALE: 1\"/>

STORM DRAIN PROFILES

SCALE: 1\"/>

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

4664 BRAMBLETON AVENUE
P.O. BOX 20069
ROANOKE, VIRGINIA 24018

PHONE: (540) 774-4111
FAX: (540) 774-4445

NOTES, DETAILS
& PROFILES

DEVELOPMENT PLAN FOR
VILLAGE COURT
PREPARED FOR
FW PROPERTIES, L.L.C.
CITY OF ROANOKE VIRGINIA

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

DATE: 23 MAY 2011

SCALE: 1" = 30' HORIZ.
1" = 10' VERT.

COMMISSION NO. 02-01

3000-020009-ENR-0000

SHEET 5 OF 6