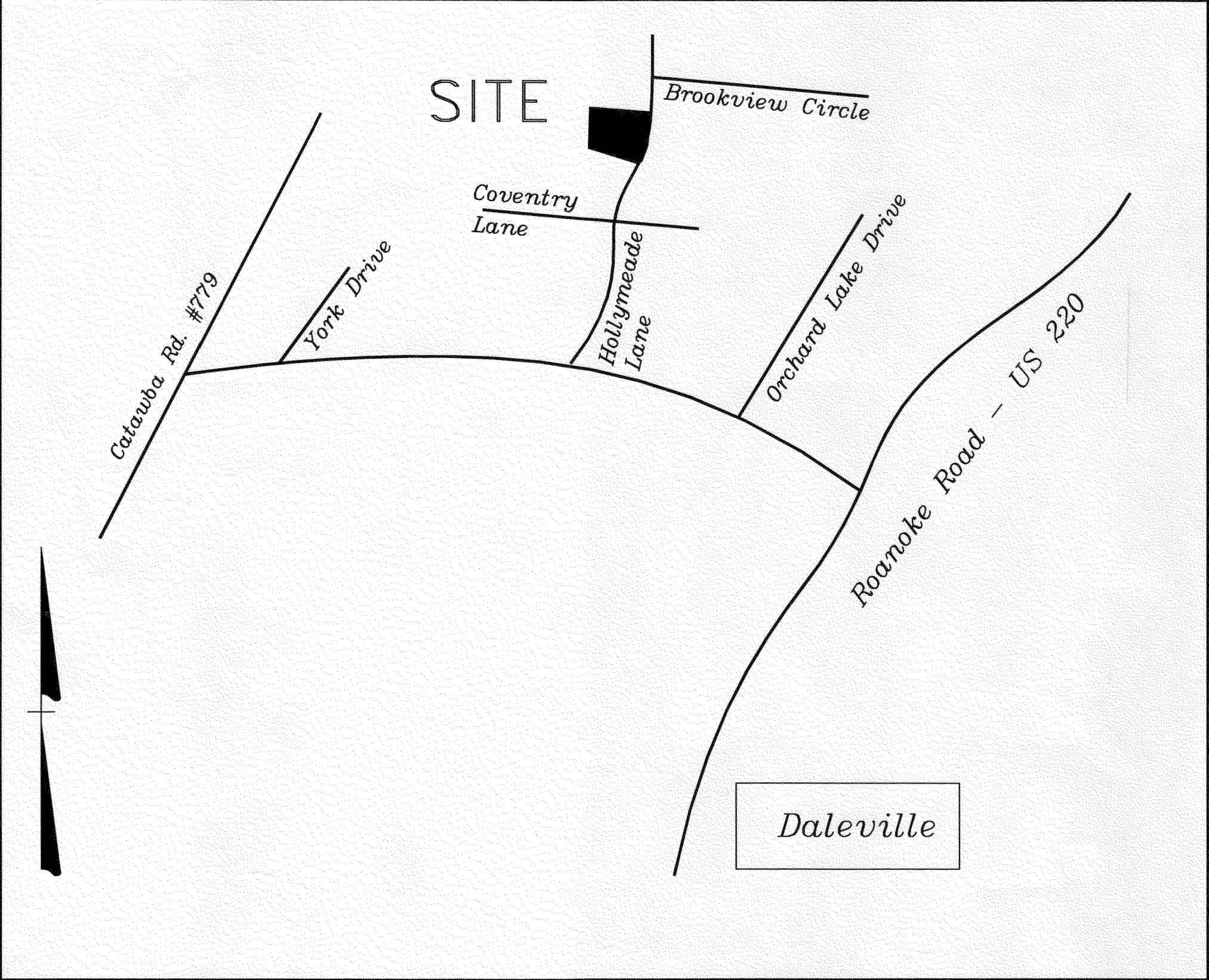


E & S AND UTILITY PLANS FOR  
HOLLYMEADE – SECTION VI  
AMSTERDAM MAGISTERIAL DISTRICT  
BOTETOURT COUNTY, VIRGINIA

Design 5  
Hollymeade, Sect. VI  
Botetourt County



LOCATION MAP

SHEET INDEX

1. COVER SHEET
2. PLAN SHEET
3. E AND S CONTROL SHEET
4. PROFILES
5. WATER AND SEWER DETAILS
6. WATER AND SEWER DETAILS
7. E & S DETAIL SHEET

GENERAL VDOT NOTES FOR PLANS

VDOT General Notes

- V1. All work on this project shall conform to the latest editions of the Virginia Department of Transportation (VDOT) Road and Bridge Specifications, and Standards, The Virginia Erosion and Sediment Control Regulations and any other state, federal or local regulations applicable. In the event of conflict between any of these standards, specifications or plans, the most stringent shall govern.
- V2. All construction shall comply with the latest U.S. Department of Labor Occupational Safety & Health Administration and VOSH Rules & Regulations and the 2011 VA Work Area Protection Manual.
- V3. When working on VDOT right of way, all traffic control, whether permanent or temporary, shall be in accordance with the current edition of VDOT's work area protection manual. Furthermore, all traffic control flaggers must be certified in accordance with VDOT's January, 1994 (or latest edition of) Road & Bridge Specifications, Section 104.04-C.
- V4. Design features relating to construction or to regulation, control and safety of traffic may be subject to change as deemed necessary by VDOT.
- V5. Prior to initiation of work, Contractor shall be responsible for acquiring all necessary VDOT land use permits for any work on VDOT right of way.
- V6. If required by the local VDOT Residency Office, a preconstruction conference must be arranged and held by the engineer and/or developer with the attendance of the contractor, various County agencies, utility companies and VDOT prior to initiation of work.
- V7. Contractor shall notify the local VDOT Residency office when work is to begin or cease for any undetermined length of time. VDOT will also require 48 hours notice for any inspection.
- V8. All water and sewer lines within existing or proposed VDOT right of way are to have minimum 36" cover and, to be installed under roadway drainage facilities.
- V9. Any unusual subsurface conditions encountered during the course of construction shall be immediately brought to the attention of the engineer and VDOT. Work shall cease in that vicinity until an adequate design can be determined by the engineer and approved by VDOT.
- V10. The installation of any entrances and mailboxes within any dedicated street right-of-way shall meet VDOT minimum design standards and is the developer's responsibility.
- V11. Any approval by the County does not guarantee issuance of permits by VDOT; permits must be obtained from VDOT prior to construction, etc.

SITE RESTRICTIONS:

1. ALL LOTS SHOWN ON THE APPROVED PLAT SHALL BE USED FOR SINGLE FAMILY RESIDENTIAL PURPOSES AND NOT BUILDING SHALL BE ERRECTED THEREON EXCEPT A RESIDENCE AND PRIVATE GARAGE AND SERVANT QUARTERS FOR USE IN CONNECTION WITH THE RESIDENCE.
2. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, MOBILE HOME, DOUBLE WIDE DWELLING, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL BE USED ON ANY LOT AT ANYTIME AS A RESIDENCE WITHER TEMPORARILY OR PERMANENTLY
3. NO RESIDENCE OR ANY PART THEREOF SHALL BE ERRECTED NEARER TO THE STREETS THAN INDICATED BY THE MINIMUM SETBACK LINES INDICATED ON THE PLAT. NO RESIDENCE OR ANY PART THEREOF SHALL BE ERRECTED ON ANY LOT CLOSER THAN 35 FEET FROM FRONT PROPERTY LINE, 20 FEET FROM SIDE PROPERTY L LINES AND 25 FEET FROM REAR PROPERTY LINE.
4. NO SINGLE STORY RESIDENCE OR SPLIT-LEVEL RESIDENCE SHALL BE CONSTRUCTED ON ANY LOT WHICH SHALL HAVE LESS THAN 2400 SQ. FT. OR LIVABLE FLOOR AREA AND NOT TWO STORY OR ONE AND ONE-HALF STORY RESIDENCE SHALL BE CONSTRUCTED ON ANY LOT WHICH SHALL HAVE LESS THAN 3,000 SQ.FT. OF LIVABLE FLOOR SPACE. COMPUTATION OF LIVABLE SPACE SHALL NOT INCLUDE BREEZEWAYS, PORCHES, UNATTACHED BUILDINGS, GARAGES, SEMI-DETACHED BUILDINGS, UNFINISHED BASEMENT AREAS, OR FINISHED BASEMENTS AREAS WHEN THE AVERAGE DEPTH OF THE FLOOR LEVEL IS TWO FEET OR MORE BELOW THE FINISHED EXTERIOR GRADE.
5. NO EXPOSED CONCRETE OR CONCRETE MASONRY BLOCK FOUNDATION SHALL EXTEND ABOVE FINISHED EXTERIOR GRADES WHEN SUCH GRADES ARE VISIBLE FROM THE STREET OR STREETS ADJOINING THE PROPERTY LINE.
6. NO CONCRETE, CONCRETE MASONRY BLOCK, OR CINDER CONCRETE BRICK RETAINING WALLS SHALL BE CONSTRUCTED WHEN SUCH WALLS ARE VISIBLE FROM STREET OR STREETS ADJOINING THE PROPERTY.
7. NO LOT SHOWN ON THE APPROVED PLAT MAY BE RESUBDIVIDED EXCEPT THAT A LOT MAY BE DIVIDED AND ADDED TO ADJOINING LOTS.
8. NO PIGS, SWINE, FOWL OR PIGEONS SHALL BE KEPT ON PREMISED AND NO ANIMALS OF ANY KIND SHALL BE BRED OR MAINTAINED FOR COMMERCIAL PURPOSES ON ANY LOT OF APPROVED PLAT.
9. IF THE PARTIES HERETO, THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE ABOVE RESTRICTIONS, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING REAL PROPERTY SITUATED IN SAID DEVELOPMENT TO PROSECUTE AT LAW OR IN EQUITY AGAINST PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE SUCH RESTRICTIONS TO PREVENT SUCH VIOLATIONS OR TO RECOVER DAMAGES FOR SUCH VIOLATIONS.
10. THESE RESTRICTIONS SHALL RUN WITH TITLE TO SAID LAND FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM DATE OF RECORDATION OF THIS PLAT.

REV	DATE	DESCRIPTION
1	10/29/14	Per County Comments
2	01/12/18	Sewerline Realignment
3	03/28/18	Per WVWA Comment - 03/05/18
4	05/03/18	Per WVWA Comment - 04/24/18

DEVELOPER:  
FRALIN PROPERTIES, LLC  
TAX#: 87-155  
P.O. BOX 19688  
ROANOKE, VIRGINIA 24019  
ZONED: R-1  
ROANOKE, VIRGINIA 24019

ENGINEER:  
PIERSON ENGINEERING & SURVEYING  
RODERICK F. PIERSON, LLS, PE  
P.O. BOX 311  
DALEVILLE, VA 24083  
540.966.3027  
540.966.5906 fax

