



### BACKFILLING AND COMPACTION:

- 1) BACKFILL MATERIAL SHALL BE VDOT NO. 21A AGGREGATE, PLACED IN LOOSE LIFTS NOT EXCEEDING 6", AND COMPACTED TO AT LEAST 95% MAXIMUM DRY DENSITY WITHIN 2 PERCENTAGE POINTS OF OPTIMUM MOISTURE (V<sub>TM</sub>-1) WITH THE USE OF MECHANICAL TAMPERS OR VIBRATORY ROLLERS. WATER ADDITION IS NOT PERMITTED. LOCAL MATERIAL CLASSIFIED AS TYPE I SELECT MATERIAL MAY BE USED AS BACKFILL UPON PRIOR APPROVAL BY THE CITY ENGINEER. MATERIAL CLASSIFICATION SHALL BE PERFORMED ON THE ACTUAL SOIL TO VERIFY THAT SOIL MEETS VDOT SPECIFICATIONS FOR TYPE I SELECT MATERIAL BY A QUALIFIED TESTING LABORATORY AND TEST RESULTS SHALL BE CERTIFIED BY A VIRGINIA REGISTERED PROFESSIONAL ENGINEER. DENSITY REQUIREMENTS ARE THE SAME AS ABOVE, HOWEVER, MOISTURE CONTENT FOR SOILS MAY BE WITHIN 20% OF OPTIMUM.
- 2) DENSITY AND MOISTURE TESTING IS REQUIRED ON BOTH AGGREGATE AND SOIL BACKFILL. ALL TESTING SHALL BE PERFORMED AND CERTIFIED BY A GEOTECHNICAL ENGINEER OR A VDOT CERTIFIED TECHNICIAN. RESULTS SHALL BE PROVIDED TO THE INSPECTOR WITHIN 24-HOURS OF TESTING COMPLETION. THE COST OF ALL TESTING IS THE SOLE RESPONSIBILITY OF THE PERMITEE. THE PERMITEE SHALL SUBMIT WRITTEN TEST RESULTS TO THE INSPECTOR'S OFFICE.
- 3) FIELD DENSITY TESTING METHODS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO PERFORMING ANY TESTING. A PERMITEE THAT PERFORMS MORE THAN TEN (10) EXCAVATIONS A MONTH UNDER THESE STANDARDS MAY SUBMIT A WRITTEN QUALITY CONTROL PLAN TO REDUCE THE NUMBER OF REQUIRED FIELD DENSITY TESTS. THE QUALITY CONTROL PLAN MUST INCLUDE THE EXCLUSIVE USE OF A VDOT-CERTIFIED AGGREGATE. THE QUALITY CONTROL PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- 4) FLOWABLE FILL MAY BE USED AS AN ALTERNATE TO AGGREGATE OR SELECT MATERIAL. FLOWABLE FILL SHALL MEET THE REQUIREMENTS OF VDOT SPECIAL PROVISIONS FOR FLOWABLE BACKFILL. THE MATERIAL MUST BE PLANT-CERTIFIED TO PROVIDE A 28-DAY COMPRESSIVE STRENGTH BETWEEN 30 AND 200 PSI. A CERTIFICATE OF MIX DESIGN MUST BE SUBMITTED TO THE INSPECTOR PRIOR TO PLACING THE MATERIAL IN THE TRENCH. A MINIMUM OF FOUR 6 X 12 TEST CYLINDERS SHALL BE TAKEN EVERY 50 CY OF PLACEMENT. CYLINDERS SHALL BE TESTED BY A QUALIFIED TESTING LABORATORY FOR 28-DAY STRENGTH. RESULTS SHALL BE PROVIDED TO THE INSPECTOR'S OFFICE WITHIN 24 HOURS OF TESTING COMPLETION. THE COST OF ALL TESTING IS THE RESPONSIBILITY OF THE PERMITEE. IF THE REPORT INDICATED THE COMPRESSIVE STRENGTHS ARE NOT BETWEEN 30 AND 200 PSI, THE PERMITEE WILL BE RESPONSIBLE FOR REMOVING AND REPLACING THE BACKFILL WITH ACCEPTABLE BACKFILL AND COMPLETING THE RESTORATION OF THE STREET AT NO COST TO THE CITY.
- 5) THE NUMBER OF DEPTH AND COMPACTION TESTS SHALL BE AS FOLLOWS: TWO (2) TESTS FOR PAVEMENT FROM 0 TO 1/2 MILE, THREE (3) TESTS FOR PAVEMENT FROM 1/2 TO 3/4 MILE, AND FOUR (4) TESTS FOR PAVEMENT FROM 3/4 MILE TO ONE MILE. MAXIMUM LOT SIZE IS ONE MILE. THE PROJECT SHALL BE DIVIDED INTO LOTS, EACH LOT STRATIFIED, AND LOCATION OF EACH TEST WITHIN STRATIFIED SECTION DETERMINED RANDOMLY. A LOT WILL BE CONSIDERED ACCEPTABLE FOR DEPTH IF THE MEAN RESULT OF THE TESTS IS WITHIN ±0.60 INCH OF THE PLAN DEPTH AS DESCRIBED IN THE VDOT ROAD AND BRIDGE SPECIFICATIONS.



\*NOTE: ALL STREET TREES TO BE PLANTED AS SHOWN ON THE PLAN VIEW. TREES SHOWN IN FRONT OF LOTS 1-4 AND THE SWM LOT TO BE PLANTED 2' BEHIND SIDEWALK. TREES SHOWN IN FRONT OF LOTS 5-12 TO BE CENTERED IN THE PLANTING STRIP.

**LOT 9**  
17,440 SF  
J.Y.F.S.  
(TYP.)

**LOT 10**  
17,286 SF

**LOT 11**  
18,180 SF

**LOT 12**  
50,400 SF

**N/F Property of James & Virginia Gibbs**  
Tax #71100524  
Zoned R-5  
PROP.: SINGLE-WATER METER (TYP.)  
WWVA W-01  
12.5' BEND  
Ex-Water Mainhole Cable Pedestal

**N/F Property of Brian & Kimberly Etterling**  
Tax #71100523  
Zoned R-5

**N/F Property of Wayne Miesner, Jr.**  
Tax #7100522  
Zoned R-5

**SANITARY MANHOLES:**

- Sanitary Manhole Top=966.7 N. Inv. In=959.0 E. Inv. In=959.5 S. Inv. Out=969.9 Shelf=959.7
- Sanitary Manhole Top=967.4 Inv. In=960.1 Inv. Out=960.0 Shelf=960.9
- Sanitary Manhole Top=966.1 Inv. In=960.5 Inv. Out=960.4 Shelf=961.0
- Sanitary Manhole Top=968.3 Inv. In=961.8 Inv. Out=961.7 Shelf=962.5
- Sanitary Manhole Top=968.7 (Bolted Closed)

**EXISTING UTILITIES & FEATURES:**

- OHUTIL (Overhead Utility Lines)
- Ex. Creek
- Ex. Ditch
- Approx. Location of 100-Yr. Floodway
- Approx. Location of 100-Yr. Floodplain
- Ex. 15' s.s.e.
- Ex. 15' p.u.e.
- Telephone Pedestal
- Electrical Pedestal
- Ex. Fence
- Ex. Sign T.B.R.
- BEGIN STANDARD CITY OF ROANOKE CURB & GUTTER
- PAVEMENT REPLACEMENT AREA - SEE TYPICAL SECTION THIS SHEET
- PROVIDE MIN. 3" COVER OVER PROP. 8" PVC WATERLINE
- TIE PROP. 8"W/L TO EX. 6"W/L 12.5' BEND
- Ex. u.p. with street light
- Blow-off Install New 6" Valve Box new Ex. inlet Top=977.0

**NEW INSTALLATIONS:**

- NEW 4" S.S. LATERAL AND CLEANOUT (TYP.) WWVA S-08
- S.S. LATERAL AND CLEANOUT (TYP.) WWVA S-08
- PLANTING STRIP
- PAVEMENT
- VDOT STD CG-6
- ST. 24" CMP In=962.6 Out=962.4
- Exist. 15' d.e.
- Exist. 30" rcp (2)
- Exist. ep
- Exist. Guard Rail
- Exist. 15' s.s.e.

**Other Labels:**

- R.O.W. LINE
- 5'
- 6'
- 1 1/2':1'
- 1 1/4':1'
- 3'-6" WL
- g.a.
- 12' ss
- 8' ss
- 12.5' BEND
- Ex. c & g

TAX MAP NUMBER:	7100603	OWNER/ DEVELOPER:	AFFORDABLE HOME IMPROVEMENTS, INC. 3925 APRICOT TRAIL ROANOKE, VIRGINIA 24018
SIZE:	5.10 ACRES		
ZONING:	R-5		
PROPOSED USE:	RESIDENTIAL SUBDIVISION	LIMITS OF DISTURBANCE:	2.6 AC
MINIMUM LOT SIZE REQUIRED:	5,000 SF	STREET CATAGORY:	N/A
MINIMUM LOT FRONTAGE REQUIRED:	50' ON EXISTING R/W	PARKING REQUIRED:	2 OFF-STREET PARKING SPACES PER LOT
LOT FRONTAGE PROVIDED:	50' MINIMUM	PARKING PROVIDED:	2 SPACES PER LOT
SETBACKS: FRONT:	20' MINIMUM 40' MAXIMUM	<u>NOTES:</u>	
SIDE:	4' MINIMUM MINIMUM 10' COMBINED	1. ALL SANITARY SEWER EASEMENTS TO BE PUBLIC.	
REAR:	15' MINIMUM	2. ALL SANITARY SEWER LINE TO BE SDR-35 PIPE.	
		3. ALL SANITARY SEWER MANHOLES SHALL HAVE STANDARD FRAMES AND COVERS UNLESS OTHERWISE NOTED.	
		4. INDIVIDUAL PRESSURE REDUCING VALVES TO BE INSTALLED IN ALL WATER METERS IN ACCORDANCE WITH WYWA STD. DETAIL: W-02. ALL WATER METERS TO BE 15/8" DIAMETER.	
		5. ALL STORM SEWER PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.	
		6. TRASH REMOVAL AND RECYCLING TO BE HANDLED BY CITY OF ROANOKE CURBSIDE PICKUP.	
		7. DOWNCAST LIGHTING SHALL BE USED FOR ALL PROPOSED STREETLIGHTS.	
FEMA MAP #:	51161C0029 D (EFFECTIVE DATE 10/15/1993)		



**1208 Corporate Circle  
Roanoke, Virginia 24018  
Phone: 540/772-9580  
FAX: 540/772-8050**

501 Branchway Road  
Richmond, Virginia 23238  
Phone: 804/794-0571  
FAX: 804/794-2635

880 Technology Park Drive  
Suite 200  
Glen Allen, Virginia 23059  
Phone: 804/553-0132  
FAX: 804/553-0133

448 Peppers Ferry Road  
Christiansburg, Virginia 24073  
Phone: 540/381-4290  
FAX 540/381-4291

1557 Commerce Road  
Suite 201  
Verona, Virginia 24482  
Phone: 540/248-3220  
FAX: 540/248-3221

**BELLEVUE CREEK  
SUBDIVISION  
DIMENSIONAL PLAN**

DRAWN BY: CPB  
DESIGNED BY: CPB  
CHECKED BY: JVJ  
DATE: 04/03/2007  
REVISIONS:  
05/04/2007  
06/26/2007  
08/02/2007  
09/13/2007

AS - BUILT  
7/14/2008

SCALE: 1"=40'

SHEET NO.

**C-2**  
JOB NO.  
R0600397.00