SITE TABULATION

CONTRACT OWNER / DEVELOPER: BLUE HILLS VILLAGE, LLC
5041-A BENOIS ROAD
ROANOKE, VA 24014
ATTN: JOHN F. SHOULDERS, JR.
MANAGING MEMBER

ENGINEER: ENGINEERING CONCEPTS. INC.
3433 BRAMBLETON AVENUE, SUITE 200B
ROANOKE, VA 24018
Ph: (540) 776-5715
Fax:(540) 776-8543

TAX PARCEL NO'S. 7160113 CITY & 050.05-01-26.00 COUNTY
AREA OF DEVELOPMENT (CITY 11.06 ACRES) (COUNTY 1.61 ACRES)
CURRENT ZONING (CITY-CG CONDITIONAL AS ENACTED BY ORD. # 37461-061906) (COUNTY-C2)
CURRENT USE VACANT
PROPOSED USE 8 LOT SUBDIVISION

ROANOKE CITY - MINIMUM REQUIREMENTS

MINIMUM LOT AREA 10,000 S.F.
MAXIMUM LOT AREA 130,680 S.F.
MINIMUM FRONTAGE 100 FEET

YARDS
MINIMUM FRONT YARD 10 FEET
MAXIMUM FRONT YARD 30 FEET
MAXIMUN HEIGHT 45 FEET

FLOOR AREA RATIO 5.0
MAX.IMPERVIOUS SURFACE RATIO 85%

ROANOKE COUNTY - MINIMUM REQUIREMENTS

MINIMUM LOT AREA 15,000 S.F.
MINIMUM FRONTAGE 75 FEET

YARDS
FRONT YARD 30 FEET
SIDE YARD NONE
REAR YARD 15 FEET
MAXIMUN BUILDING HEIGHT 45 FEET

ALLOWABLE COVERAGE
MAIN BUILDING 50%
MAXIMUM LOT COVERAGE 90%

UTILITY CONTACTS:
WATER: WVWA -GREG REED 853-1588
SEWER: WVWA-GREG REED
ELECTRIC: AEP- DON POE 427-3630
CABLE: COX CABLE - STEVE BOWER 726-3844
GAS: ROANOKE -GAS - DON JONES
VERIZON: MIKE KING 265-7574

SPEED LIMITS
BLUE HILLS DRIVE 30 MPH
U.S. ROUTE 460 40 MPH

CONCEPT PLAN LOT USE

ROANOKE COUNTY
LOT 1 PARKING / SWM

ROANOKE CITY
LOT 2 RESTAURANT
LOT 3 RETAIL
LOT 4 RESTAURANT/ SWM
LOT 5 HOTEL
LOT 6 OFFICE
LOT 7 DAYCARE
LOT 8 OFFICE

PROFFERED CONDITIONS AS ENACTED BY ORD. # 37461-061906

1. Principal permitted uses on the property shall be limited to the following:
   a. Hotel or motel;
   b. Business service establishment, not otherwise listed in Table 340-1. Use Matrix;
   c. Financial institution;
   d. Office, general or professional;
   e. Office, general or professional, Large scale;
   f. Drive-through facility, subject to Sec. 36.2-409;
   g. Mixed use building, subject to Sec. 36.2-416;
   h. Bakery, confectionary, or similar food production, retail;
   i. Dry cleaning and laundry pick-up station;
   j. Personal service establishment, not otherwise listed in Table 340-1. Use Matrix;
   k. Retail sales establishment, not otherwise listed in Table 340-1. Use Matrix;
   l. Eating establishment;
   m. Eating and drinking establishment, not abutting a residential district;
   n. Entertainment establishment, not abutting a residential district;
   o. Health and fitness center;
   p. Recreation, indoor;
   q. Artist studio;
   r. Day care center, adult;
   s. Day care center, child, subject to Sec. 36.2-408
2. There shall be no curb cuts on Orange Avenue/ Route 460.
3. Freestanding signage shall be limited to one (1) per principal permitted use developed on the property.

NOTE: SEE PLAT OF SUBDIVISION FOR LOT SIZES.

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
C1	61.23'	96.18'	90°00'00"	61.23'	S83°54'20"W	86.59'
C2	189.99'	265.28'	80°00'00"	159.42'	N11°05'40"W	244.25'
C3	343.43'	832.60'	138°54'21"	916.25'	N40°32'50"W	643.16'

UTILITIES CROSSING NEW ENTRANCE MAY REQUIRE A VERTICAL RELOCATION. VERIFY EXISTING DEPTH AND LOCATION PRIOR TO CONSTRUCTION. RELOCATE AS NECESSARY AND COORDINATE WITH APPROPRIATE UTILITY PROVIDER.

FUTURE WET TAP & VALVE DEVELOPER TO PURCHASE

PARKING LOTS AND BUILDINGS ARE FROM THE APPROVED CONCEPT PLAN AND ARE FOR REFERENCE ONLY

BLUE HILLS DRIVE 120' R/W

RELOCATE EXISTING FIRE HYDRANT AND VALVES

N28°12'20"E 200.60'

RELOCATED FIRE HYDRANT AND VALVE

SEE TURN LANE PLAN FOR DEVELOPMENT OF THE TURN LANES AND TAPERS.

10.0' MINIMUM SETBACK (CITY)

PROP. PUBLIC 20.0' WATERLINE EASEMENT

PROP. SIGHT DISTANCE ESMT

EXISTING FIRE HYDRANT TYP.

PROP. ACCESS ESMT. 20.00'

PROP DE 7.5' FROM CENTER OF PIPE

ADT 2016
BLUE HILLS VILLAGE DRIVE

PROP. 20-90 DRAINAGE EASEMENT

PROP. CLEANOUT EXISTING LIGHT POLE

EXIST. UTILITY MANHOLE
EXIST. TRAFFIC SIGNAL TYP.
EXISTING SIGN & SIGN ESMT.

STORMWATER MANAGEMENT EASEMENT FOR POND #1 (CITY)

10.0' DE

EXISTING STORM DI
TOP=1022.71
INV IN=1017.3
INV OUT=1016.4
(30" RCP)

EXISTING STORM DI
TOP=1022.68
INV IN=1017.5(15" RCP)
INV OUT=1017.5(30" RCP)

EXIST. UTILITY (CABLE)

EXIST. 15" RCP @ 1.3%

EXISTING STORM DI
TOP=1025.85
INV OUT=1023.3(15" RCP)

20'W
EXISTING 20" WATERMAIN

EXISTING TELEPHONE TYP.

EXISTING WATER MANHOLE TYP.

EXISTING GAS MAIN TYP.

EXISTING FIRE HYDRANT

PROP. 10.0' DRAINAGE EASEMENT

PROPOSED 20.0' PUBLIC SAN SEWER ESMT

PROPOSED 20.0' PUBLIC SAN. SEWER ESMT.

FUTURE 8" WATERLINE TO BE INSTALLED AS LOTS ARE DEVELOPED

Backup MH 8" Lot

PROP. PUBLIC SANITARY SEWER ESMT.

10.00'

RELOCATE OR ADJUST EXISTING UTILITY POLE COORDINATE WITH UTILITY COMPANY

S35°34'20"W 299.70'

PROP. SAN SEWER LATERAL WITH CLEANOUT TYP.

ROANOKE CITY
ROANOKE COUNTY
U.S. ROUTE 460 R/W VARIES
ORANGE AVENUE, N.E.-CHALLANGER AVE

RELOCATED UTILITY POLE

EXISTING 16" WATERMAIN

REMOVE OR RELOCATE EXISTING UTILITY POLE COORDINATE WITH UTILITY COMPANY

EXISTING OVERHEAD UTILITY LINES TYP.

PARCEL 1C-2
11.0679 ACRES
TAX PARCEL 7160113
ZONE: CG
ROANOKE CITY

PROP. 15.0' PUE

RELOCATE EXISTING UTILITY POLE COORDINATE WITH UTILITY COMPANY

1.6159 ACRES
TAX PARCEL 050.05-01-28.00
ZONE: C2 ROANOKE COUNTY

STORMWATER MANAGEMENT EASEMENT FOR POND #2(COUNTY)

30.0' SETBACK (COUNTY)

S46°39'39"E 367.87'

ROANOKE CITY
ROANOKE COUNTY

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8

N40°06'29"E 664.89'

S40°39'50"W 447.82'

THE ORVIS COMPANY, INC
P.O. BOX 12000, ROANOKE, VA 24022
TAX PARCEL 7210107
ZONE: CG

NELSON K. DUDLEY
JANIE L. DUDLEY
4110 BLUE VIEW DR.
ROANOKE, VA 24012
TAX PARCEL 49.08-1-13
ZONE: R1

EXISTING DWELLING

EXIST. SAN MH
TOP=1057.94
INV IN=1049.6
INV OUT=1049.6
UNABLE TO ACCESS MH INVERTS & 12" SIZE BASED ON DEPTH SHOWN ON ROANOKE TM 49.08

BLUE VIEW DRIVE

EXISTING DWELLING

DEWEY Q. & IVA C. STILWELL
4111 BLUE VIEW DR
ROANOKE, VA 24012
TAX PARCEL 50.05-01-30
ZONE: R1

S44°58'39"E 801.44'

NORTH MERIDIAN
VA STATE GRID

GREGORY A. & LORI BAILEY
4052 TRAIL DRIVE
ROANOKE, VA 24012
TAX PARCEL 50.05-01-29
ZONE: R1

MICHAEL J. & ULINDA S. GROME
4050 TRAIL DRIVE
ROANOKE, VA 24012
TAX PARCEL 50.05-01-28
ZONE: R1

BLDG.

COMMON AREA

6.0' HIGH SCREEN 270 LF, SEE DETAIL ON SHEET 4

30.0' BUFFER YARD
TRAIL BLAZERS LLC
P.O. BOX 678 FINCASTLE, VA 24090
TAX PARCEL 50.05-01-27
ZONE: R1

323 LF VERSA-LOK RETAINING WALL OR EQUAL

N80°53'02"E 468.91'

PROP. CURB CUT VDOT CG-9D FOR ACCESS TO POND
TRAIL BLAZERS LLC
P.O. BOX 678
FINCASTLE, VA 24090
TAX PARCEL 50.05-01-25
ZONE: C1

N84°20'10"E 13.08'

EX. R.O.W.

PROPOSED VDOT PC-2A DITCH

RELOCATED SIGN

EXISTING SIGN TO BE RELOCATED

PARKING LOTS AND BUILDINGS ARE FROM THE APPROVED CONCEPT PLAN AND ARE FOR REFERENCE ONLY

EXISTING 50' PUE

TABLE 3 – Blue Hills Village Trip Generation Table

Land Use	Code	Quantity	Weekday AM Peak Enter	Exit	Total	Weekday PM Peak Enter	Exit	Total	Weekday Daily Enter	Exit	Total
High Turnover Rest.	932	125 seats	31	28	59	30	22	53	302	302	604
Retail	814	6,000 s.f.	0	0	0	16	20	36	147	147	294
High Turnover Rest.	932	125 seats	31	28	59	30	22	53	302	302	604
Hotel	310	63 rooms	22	14	35	20	17	37	257	257	515
Office	710	7,400 s.f.	21	3	23	15	72	87	90	90	180
Day Care Center	565	6,000 s.f.	41	36	77	37	42	79	238	238	476
Office	710	6,600 s.f.	23	3	26	15	73	88	100	100	200
Unadjusted Total			157	112	279	163	269	433	1,436	1,436	2,872
15% Reduction			25	17	42	25	40	65	215	215	431
Total			142	95	237	139	229	368	1,220	1,220	2,441

AS- Builts
4/22/2008
MARK SIMS
Contractor's set

SEE page 10 for other changes

Install Contractor E.C. Pace

Sewer

Sewer MAIN is Evergreen 8" SDR 35 Plastic
Sewer Laterals are Evergreen 6" SDR 35 Plastic
Cleanouts are Sch 40 Plastic
Sewer manholes are Hansen, Concrete with Capital Foundry Ring & Cover

VDOT GENERAL NOTES

1. ALL WORK ON THIS PROJECT SHALL CONFORM TO THE CURRENT EDITIONS OF AND LATEST REVISIONS TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) ROAD AND BRIDGE SPECIFICATIONS AND STANDARDS, THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS, AND ANY OTHER APPLICABLE STATE, FEDERAL OR LOCAL REGULATIONS. IN CASE OF A DISCREPANCY OR CONFLICT BETWEEN THE STANDARDS OR SPECIFICATIONS AND REGULATIONS, THE MOST STRINGENT SHALL GOVERN.

2. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AND VIRGINIA OCCUPATIONAL SAFETY & HEALTH (VOSH) RULES AND REGULATIONS.

3. WHEN WORKING WITHIN 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 SECTION 104.04(C) OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS.

4. THE DEVELOPER SHALL BE RESPONSIBLE FOR RELOCATING, AT HIS EXPENSE, ANY AND ALL UTILITIES, INCLUDING TRAFFIC SIGNAL POLES, JUNCTION BOXES, CONTROLLERS, ETC., OWNED BY VDOT OR PRIVATE/PUBLIC UTILITY COMPANIES. IT IS THE SOLE RESPONSIBILITY OF THE DEVELOPER TO LOCATE AND IDENTIFY UTILITY FACILITIES OR ITEMS THAT MAY BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION ACTIVITY. VDOT APPROVAL OF THESE PLANS DOES NOT INDEMNIFY THE DEVELOPER FROM THIS RESPONSIBILITY.

5. DESIGN FEATURES RELATING TO FIELD CONSTRUCTION, REGULATIONS, AND CONTROL OR SAFETY OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY VDOT. ANY ADDITIONAL EXPENSE INCURRED AS A RESULT OF ANY FIELD REVISION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

6. PRIOR TO INITIATION OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY VDOT LAND USE PERMITS FOR ANY WORK WITHIN VDOT RIGHT-OF-WAY.

7. IF REQUIRED BY THE LOCAL VDOT RESIDENCY OFFICE, A PRE-CONSTRUCTION CONFERENCE SHALL 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.

8. THE CONTRACTOR SHALL NOTIFY THE LOCAL VDOT RESIDENCY OFFICE WHEN WORK IS TO BEGIN OR CEASE FOR ANY UNDETERMINED LENGTH OF TIME. VDOT REQUIRES AND SHALL RECEIVE 48 HOURS ADVANCE NOTICE PRIOR TO ANY REQUIRED OR REQUESTED INSPECTION.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE ACCESS TO THE PROJECT FROM THE ADJACENT PUBLICROADWAY VIA A CONSTRUCTION ENTRANCE THAT IS CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH SECTION 3.02 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. FURTHERMORE, ACCESS TO OTHER PROPERTIES AFFECTED BY THIS PROJECT SHALL BE MAINTAINED THROUGH CONSTRUCTION. THE DEVELOPER SHALL HAVE, WITHIN THE LIMITS OF THE PROJECT, AN EMPLOYEE CERTIFIED BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDCR) IN EROSION AND SEDIMENT CONTROL WHO SHALL INSPECT EROSION AND SILTATION CONTROL DEVICES AND MEASURES ON A CONTINUOUS BASIS FOR PROPER INSTALLATION AND OPERATION. DEFICIENCIES SHALL BE PROMPTLY RECTIFIED.

10. CONTRACTOR SHALL ENSURE ADEQUATE DRAINAGE IS ACHIEVED AND MAINTAINED ON THE SITE DURING AND AT THE END OF CONSTRUCTION.

11. ALL WATER AND SEWER LINES WITHIN EXISTING OR PROPOSED VDOT RIGHT-OF-WAY SHALL HAVE A MINIMUM THIRTY-SIX (36) INCHES COVER AND WHEN POSSIBLE SHALL BE INSTALLED UNDER ROADWAY DRAINAGE FACILITIES AT CONFLICT POINTS.

12. ANY UNUSUAL SUBSURFACE CONDITIONS (E.G., UNSUITABLE SOILS, SPRINGS, SINKHOLES, VOIDS, CAVES, ETC.) 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.

13. ALL FILL AREAS, BORROW MATERIAL AND UNDERCUT AREAS SHALL BE INSPECTED AND APPROVED BY A VDOT REPRESENTATIVE PRIOR TO PLACEMENT AND FILL. WHERE CBR TESTING IS REQUIRED, A VDOT REPRESENTATIVE SHALL BE PRESENT TO INSURE THE SAMPLE OBTAINED IS REPRESENTATIVE OF THE LOCATION. WHEN SOIL SAMPLES ARE SUBMITTED TO PRIVATE LABORATORIES FOR TESTING, THE SAMPLES SHALL BE CLEARLY IDENTIFIED AND LABELED AS BELONGING TO A PROJECT TO BE ACCEPTED BY VDOT AND THAT TESTING SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE VDOT STANDARDS AND PROCEDURES.

14. ALL ROADWAY FILL, BASE, SUBGRADE MATERIAL, AND BACKFILL IN UTILITY/STORM SEWER TRENCHES SHALL BE COMPACTED IN SIX (6) INCH LIFTS TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 METHOD A, WITHIN PLUS OR MINUS 2% OF OPTIMUM MOISTURE FOR THE FULL WIDTH OF ANY DEDICATED STREET RIGHT-OF-WAY. AT THE DIRECTION OF VDOT, DENSITY TESTS SHALL BE PERFORMED BY A QUALIFIED INDEPENDENT AGENCY IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATIONS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO VDOT DAILY, UNLESS SPECIFIED OTHERWISE.

15. VDOT STANDARD CD AND UD UNDER DRAINS SHALL BE INSTALLED WHERE INDICATED ON THESE PLANS AND/OR AS SPECIFIED BY VDOT.

16. THE INSTALLATION OF ANY ENTRANCES AND MAILBOXES WITHIN ANY DEDICATED STREET RIGHT-OF-WAY SHALL MEET VDOT MINIMUM DESIGN STANDARDS AND IS THE RESPONSIBILITY OF THE DEVELOPER.

17. PRIOR TO VDOT ACCEPTANCE OF ANY STREETS, ALL REQUIRED STREET SIGNAGE AND/OR PAVEMENT MARKINGS SHALL BE INSTALLED BY THE DEVELOPER OR, AT VDOT'S DISCRETION, BY VDOT ON AN ACCOUNT RECEIVABLE BASIS FOLLOWING THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

18. THE DEVELOPER SHALL PROVIDE THE VDOT RESIDENCY OFFICE WITH A LIST OF ALL MATERIAL SOURCES PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL INVOICES FOR MATERIALS UTILIZED WITHIN ANY DEDICATED STREET RIGHT-OF-WAY MUST BE PROVIDED TO THE LOCAL VDOT RESIDENCY OFFICE PRIOR TO ACCEPTANCE OF THE WORK. UNIT AND TOTAL PRICES MAY BE OBSCURED.

19. AGGREGATE BASE AND SUBBASE MATERIALS SHALL BE PLACED ON SUBGRADE BY MEANS OF A MECHANICAL SPREADER. BRIDGE SPECIFICATIONS AND VTM-10. A CERTIFIED COMPACTION TECHNICIAN SHALL PERFORM THESE TESTS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO VDOT DAILY, UNLESS SPECIFIED OTHERWISE. IN ADDITION TO CHECKING STONE DEPTHS, A VDOT REPRESENTATIVE SHALL BE NOTIFIED AND GIVEN THE OPPORTUNITY TO BE PRESENT DURING THE CONSTRUCTION AND TESTING OF THE DENSITY CONTROL STRIP.

20. ASPHALT CONCRETE PAVEMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTION 315 OF THE VDOT ROAD AND BRIDGE CERTIFIED COMPACTION TECHNICIAN SHALL PERFORM THESE TESTS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO VDOT DAILY, UNLESS SPECIFIED OTHERWISE. A VDOT REPRESENTATIVE SHALL BE NOTIFIED AND GIVEN THE OPPORTUNITY TO BE PRESENT DURING THE CONSTRUCTION AND TESTING OF THE CONTROL STRIP.

21. IN ACCORDANCE WITH SECTION 302.03, THE FOUNDATIONS FOR PIPE CULVERTS THIRTY-SIX (36) INCHES AND LARGER SHALL BE EXPLORED BELOW THE BOTTOM OF THE EXCAVATION TO DETERMINE THE TYPE AND CONDITION OF THE FOUNDATION. THE CONTRACTOR SHALL REPORT FINDINGS OF FOUNDATION EXPLORATION TO THE ENGINEER AND VDOT FOR APPROVAL PRIOR TO PLACING PIPE. FOUNDATION DESIGNS SHALL COMPLY WITH VDOT ROAD AND BRIDGE STANDARD PB-1. WHERE SOFT, YIELDING, OR OTHERWISE UNSUITABLE FOUNDATION IS ENCOUNTERED, THE FOUNDATION DESIGN AND/OR NEED FOR FOUNDATION STABILIZATION SHALL BE DETERMINED BY THE ENGINEER AND APPROVED BY VDOT.

22. APPROVAL OF THESE PLANS SHALL EXPIRE THREE (3) YEARS FROM THE DATE OF THE APPROVAL LETTER.

23. VDOT STANDARD CG-12 CURB RAMPS SHALL BE INSTALLED WHERE INDICATED ON THESE PLANS AND/OR AS SPECIFIED BY VDOT.

24. VDOT STANDARD GUARDRAIL SHALL BE INSTALLED WHERE WARRANTED AND/OR AS PROPOSED ON THESE PLANS IN ACCORDANCE WITH VDOT'S INSTALLATION CRITERIA FINAL APPROVAL OF THE GUARDRAIL LAYOUT TO BE GIVEN BY VDOT AFTER GRADING IS MOSTLY COMPLETE.

25. THE PRELIMINARY PAVEMENT DESIGNS SHOWN ARE BASED ON A PREDICTED SUB-GRADE CBR VALUE OF 7.0 AND WITH A RESILIENCY FACTOR (RF) OF 2.0 AS SHOWN IN APPENDIX I OF THE 2000 VIRGINIA DEPARTMENT OF TRANSPORTATION PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS. THE SUBGRADE SOIL IS TO BE TESTED BY AN INDEPENDENT LABORATORY AND THE RESULTS SUBMITTED TO VDOT PRIOR TO BASE CONSTRUCTION. SHOULD THE SUB-GRADE CBR VALUE AND/OR THE RF VALUE BE LESS THAN THE PREDICTED VALUES, ADDITIONAL BASE MATERIAL WILL BE REQUIRED IN ACCORDANCE WITH DEPARTMENTAL SPECIFICATIONS. REFER TO THE SAME MANUAL AS THE NUMBER AND LOCATIONS OF THE REQUIRED SOIL SAMPLES TO BE TESTED. ALL PAVEMENT DESIGNS SHALL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL. ALL TESTS SHALL BE APPROVED BY ROANOKE CITY WHEN THE WORK FALLS UNDER THE CITYS JURISDICTION.

26. PIPES DISCHARGING INTO THE STORMWATER MANAGEMENT BASIN THROUGH THE EMBANKMENT AND ABOVE ROUTE 460 ARE REQUIRED TO BE WATERTIGHT CONCRETE IN ACCORDANCE WITH IIMM-LD-121.15 AND IIMM-LD-195.5.

27. INSTALL SEDIMENT BASIN #2 IN ACCORDANCE WITH THE 2001 VDOT ROAD AND BRIDGE STANDARDS AND THE CURRENT VDOT SPECIFICATIONS. INSPECTION OF THE CONSTRUCTION OF THE BASIN SHALL BE PERFORMED BY A LICENSED PROFESSIONAL ENGINEER AND A LETTER SEALED AND SIGNED CERTIFYING THE CONSTRUCTION PROVIDED TO THIS OFFICE.

COMMONWEALTH OF VIRGINIA
JACK TURRELL ELLINWOOD
No. 001107
7/9/07
LANDSCAPE ARCHITECT

ENGINEERING CONCEPTS, INC.
3433 BRAMBLETON AVENUE, SUITE 200B
ROANOKE, VIRGINIA 24018
540.776.5715 FAX: 540.776.8543

No.	Revision	By	Appd	Date
1	CITY, COUNTY & VDOT NOV. COMMENTS	DRB	JDE	03/22/07
2	CITY, COUNTY & VDOT APRIL COMMENTS	DRB	JDE	05/24/07
3	CITY COMMENTS, 6/18/07	DRB	JDE	06/18/07
4	CITY COMMENTS, 7/9/07	DRB	JDE	07/12/07

Drawn DRB
Designed JDE/DRB
Checked JDE
Approved JDE

BLUE HILLS VILLAGE OVERVIEW PLAN

BLUE HILLS DRIVE & U.S. ROUTE 460 ROANOKE, VIRGINIA

SCALE: 1"=60'
OCT. 20, 2006
PROJECT: 06067