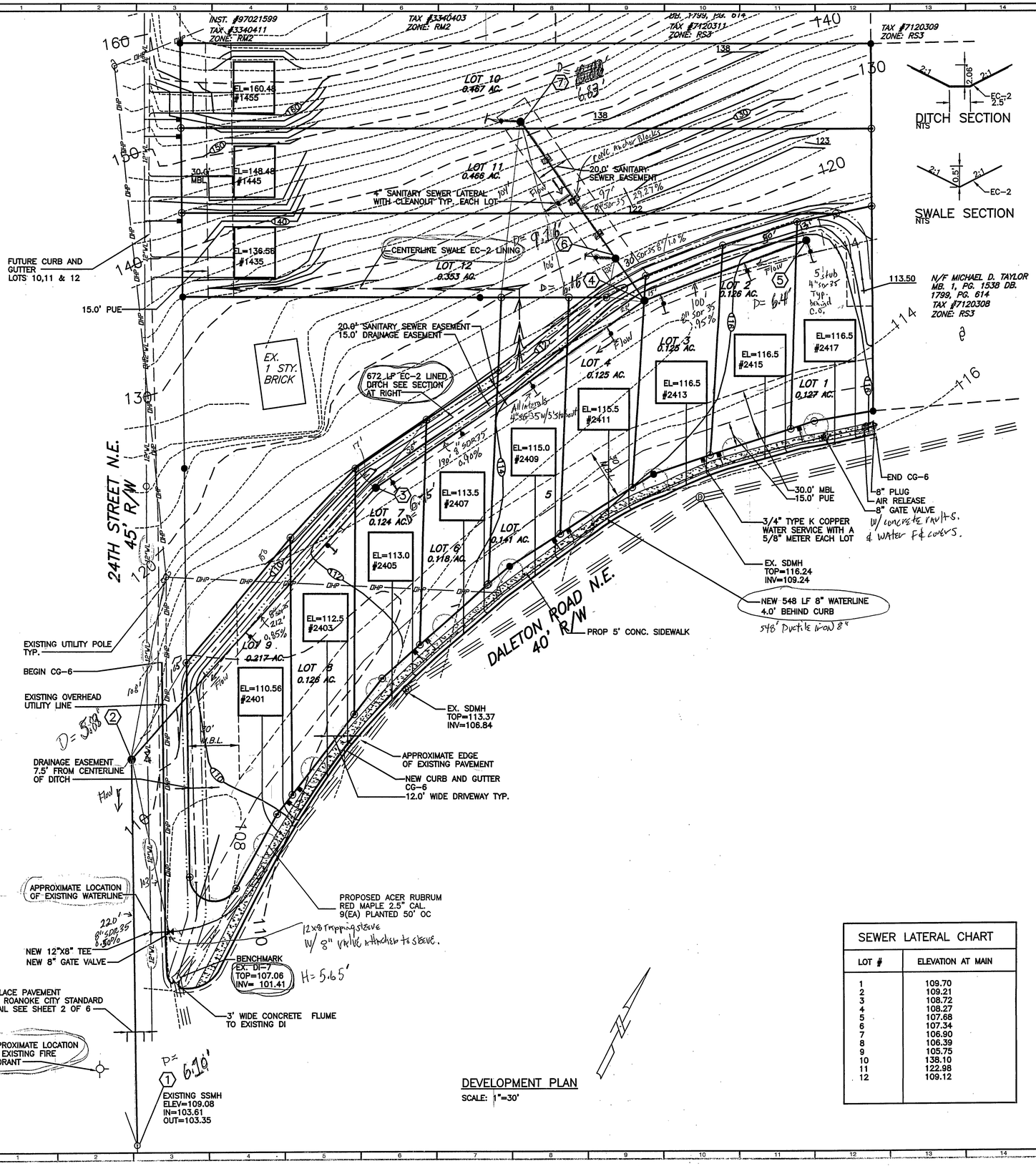
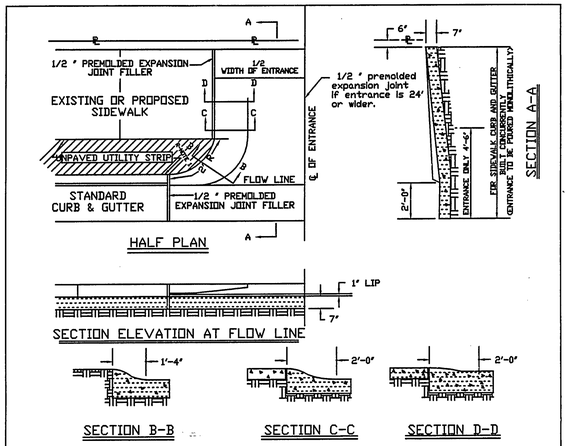


DEVELOPMENT PLAN
SCALE: 1"=30'

DITCH SECTION
NTS

SWALE SECTION
NTS

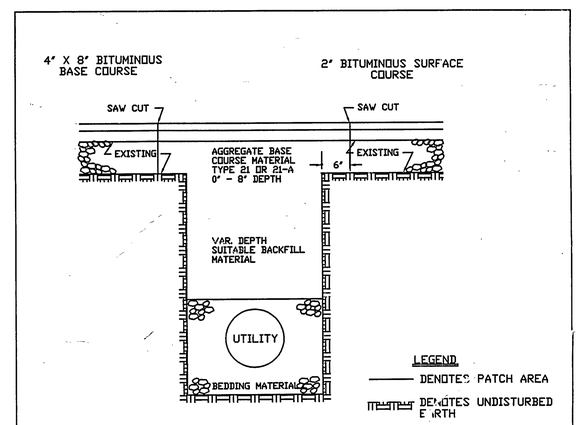


GENERAL NOTES:

1. Standard residential 'Entrance' shall have a curb radius (R) of 2 feet.
2. Minimum Entrance width to be 12 feet at P.T. of radius return.
3. Where curb & gutter already exists, both curb & gutter shall be removed. If proposed entrance falls within five (5) feet of an existing joint, removal & reconstruction shall be to that joint. Any concrete removed at other than an existing joint shall be cut with a mechanical saw specifically manufactured for that purpose; this also shall apply to street pavement.
4. Where sidewalk exists, or is to be constructed across driveways, the thickness thereof must correspond with the thickness of the entrance.
5. Whenever 'Entrances' exceed twenty-four (24) feet in width a 1/2 " premolded expansion joint filler shall be installed through the center perpendicular to flow line.
6. Finish 'Entrances' shall have a 'course broom finish' running parallel to flow line.
7. Curing shall be accomplished by the use of a liquid membrane seal containing white pigment applied at the rate of one (1) gallon per 150 square feet.
8. All 'Entrance Ways' shall be constructed according to City of Roanoke specifications and to line and grades approved by the City Engineering Department.
9. Entrances exceeding 30 feet in width shall be approved by the City Manager.

OFFICE OF THE CITY ENGINEER - ROANOKE, VIRGINIA

APPROVED ____ CITY ENGINEER DATE:	STANDARD CITY OF ROANOKE RESIDENTIAL ENTRANCE	SHEET 4 OF 7



NOTES:

1. Surface and base replacement will generally be required to match existing asphalt layers and shall be compacted in lifts according to Virginia Department of Transportation Road and Bridge Specifications.
2. Aggregate base material shall be replaced to a depth greater than existing stone base to ensure load bearing capacity of cut related to undisturbed earth areas. Aggregate base shall be compacted according to Virginia Department of Transportation Road and Bridge Specifications.
3. Bedding material shall be according to requirement of each utility (generally from bottom of repair ditch to six inches above pipe with minimum of four inches below pipe).
4. Saw cut to be made with mechanical saw and sides to be tacked with bituminous material type RC-250 or equal.
5. Street opening permit required before any work in public street right-of-way. Contact City Building Department for permit, Phone (981-2222).
6. Contact City Engineering Inspector 48 hours prior to beginning any work, Phone (981-2856)

OFFICE OF THE CITY ENGINEER - ROANOKE, VIRGINIA

APPROVED ____ CITY ENGINEER DATE:	TYPICAL DETAIL PAVEMENT CUTTING AND REPLACEMENT	SHEET 3 OF 7

SEWER LATERAL CHART

LOT #	ELEVATION AT MAIN
1	109.70
2	109.21
3	108.72
4	108.27
5	107.68
6	107.34
7	106.90
8	106.39
9	105.75
10	138.10
11	122.98
12	109.12

AS-BUILTS 12/17/2003

WVWA ID# 6QSKXY

COMMONWEALTH OF VIRGINIA
ROGER I. STURGILL
No. 033058
PROFESSIONAL ENGINEER

BALZER AND ASSOCIATES INC.
REFLECTING TOMORROW

PLANNERS • ARCHITECTS
ENGINEERS • SURVEYORS

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

501 Branchway Road
Richmond, Virginia 23236
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

102 Hubbard Street
Blacksburg, Virginia 24060
Phone: 540/961-0961
FAX: 540/961-0962

DALETON RD. SUBDIVISION
SOUTHWOOD MANAGEMENT, INC.
DEVELOPMENT PLAN
CITY OF ROANOKE, VIRGINIA

DRAWN BY: L
DESIGNED BY: DF.
CHECKED BY: RIS
DATE: JULY 26, 200.
REVISIONS:
8-30-02
9-19-02

SCALE: 30'
SHEET NO.
2 OF 6
JOB NO.
R020010