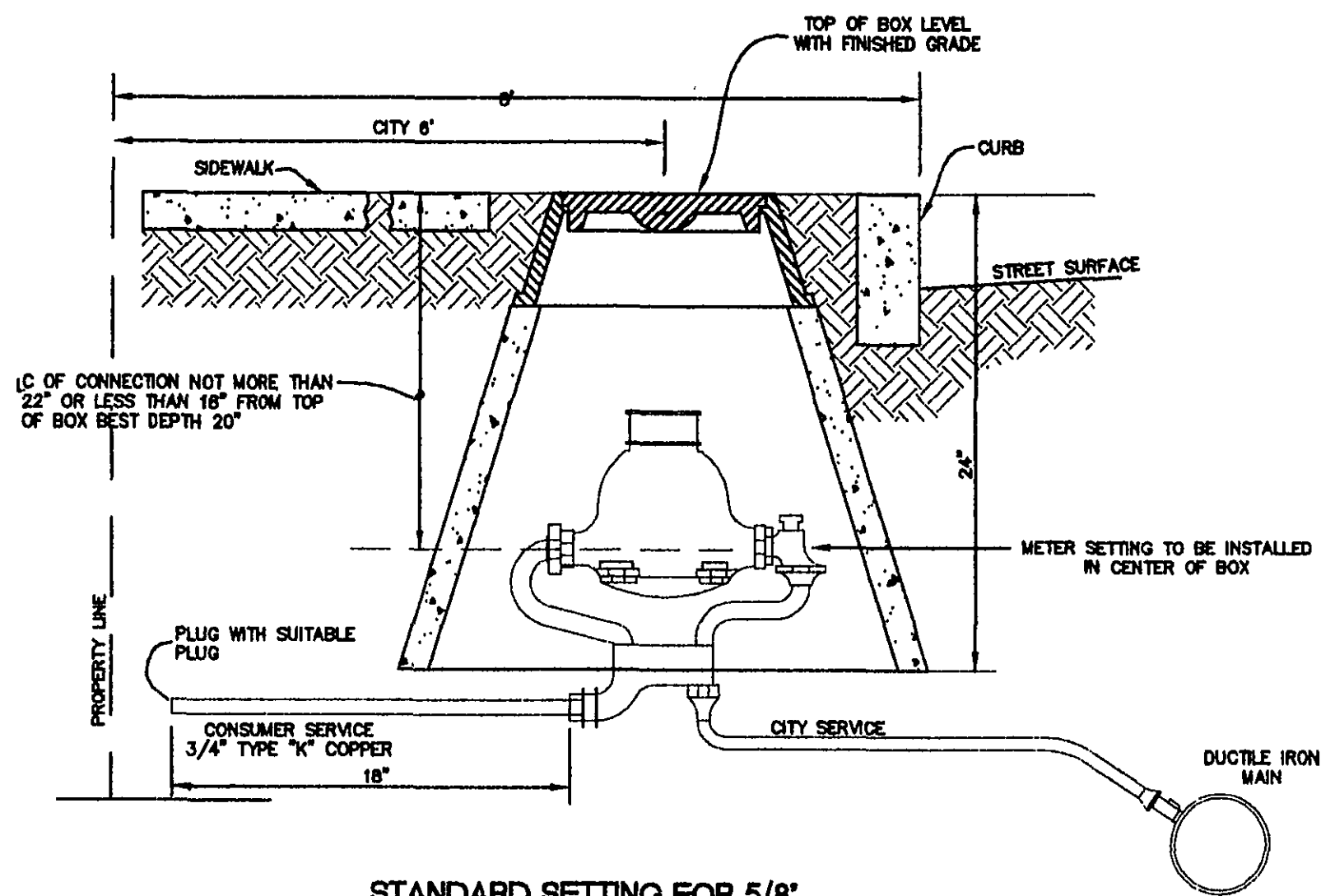
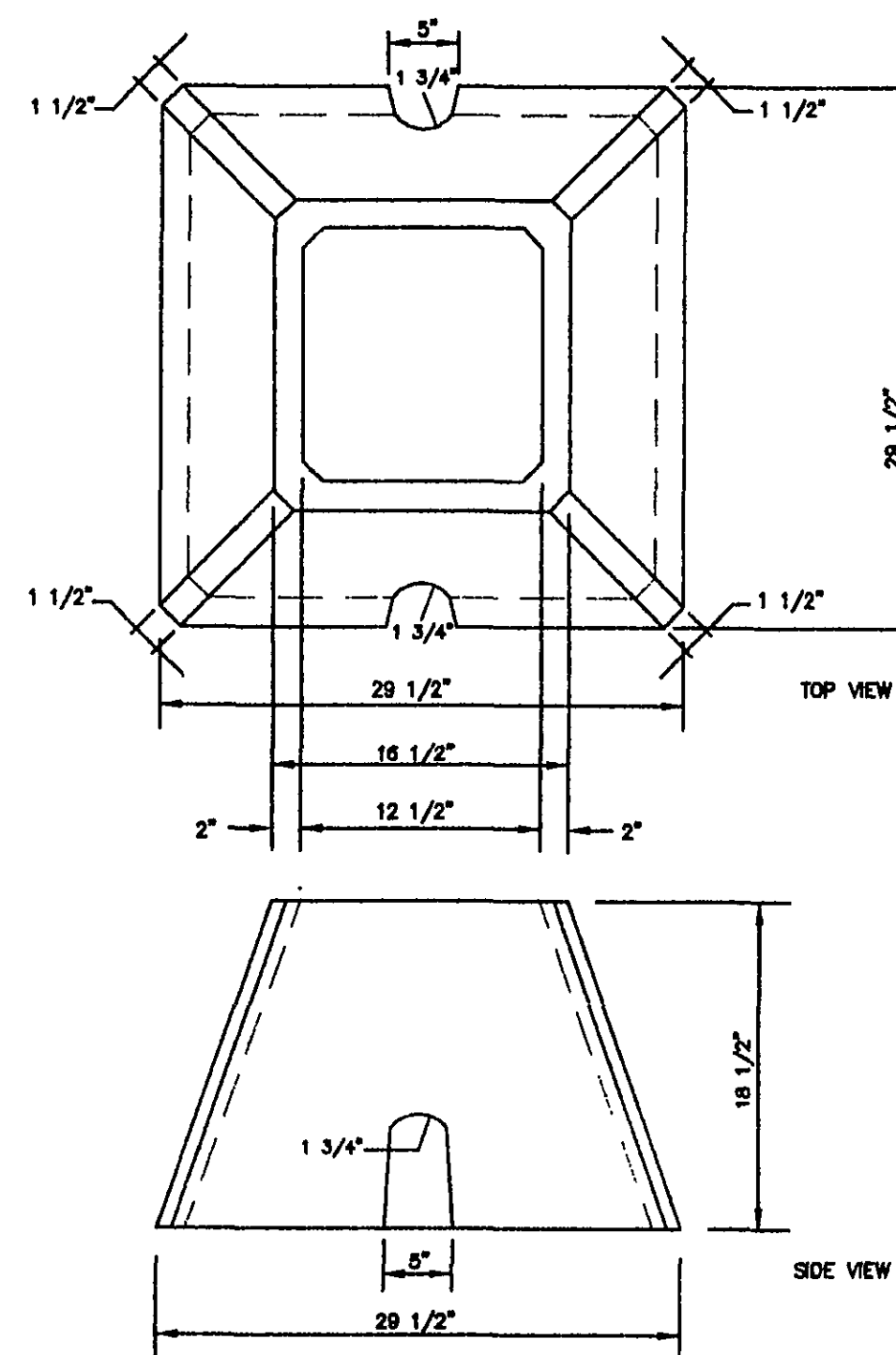
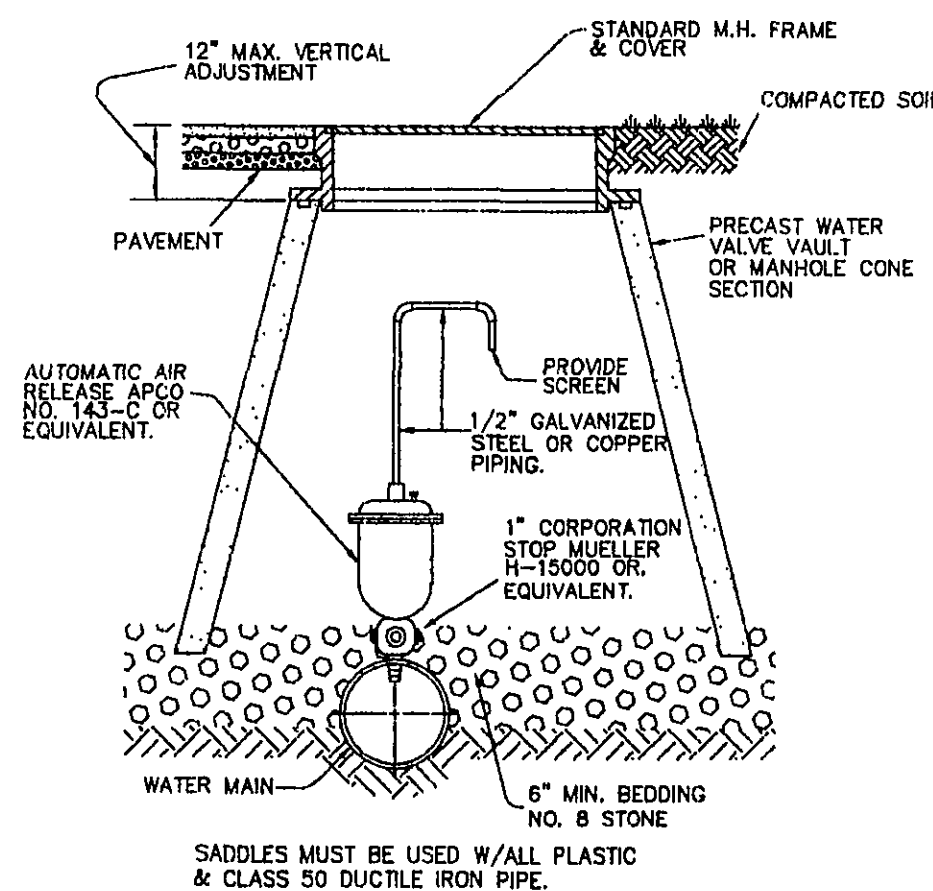




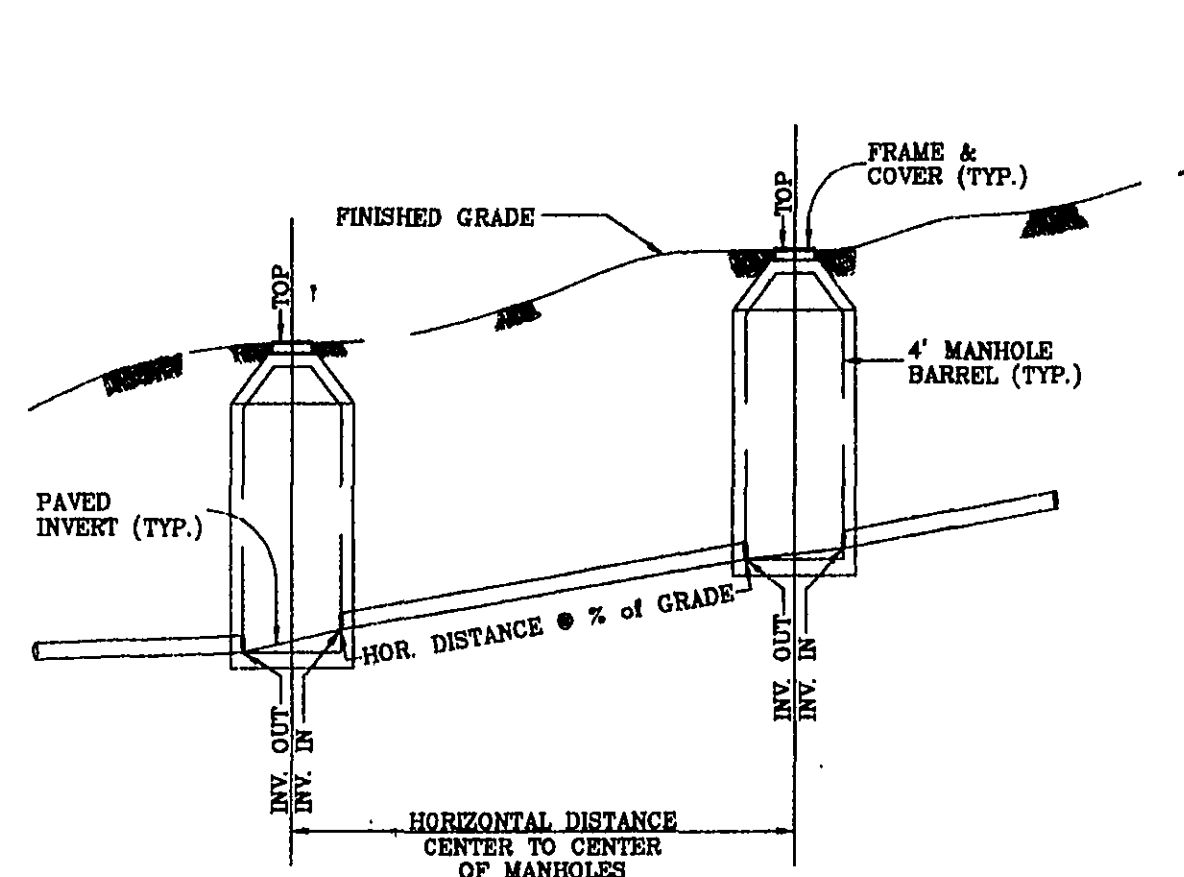
STANDARD SETTING FOR 5/8" WATER METER



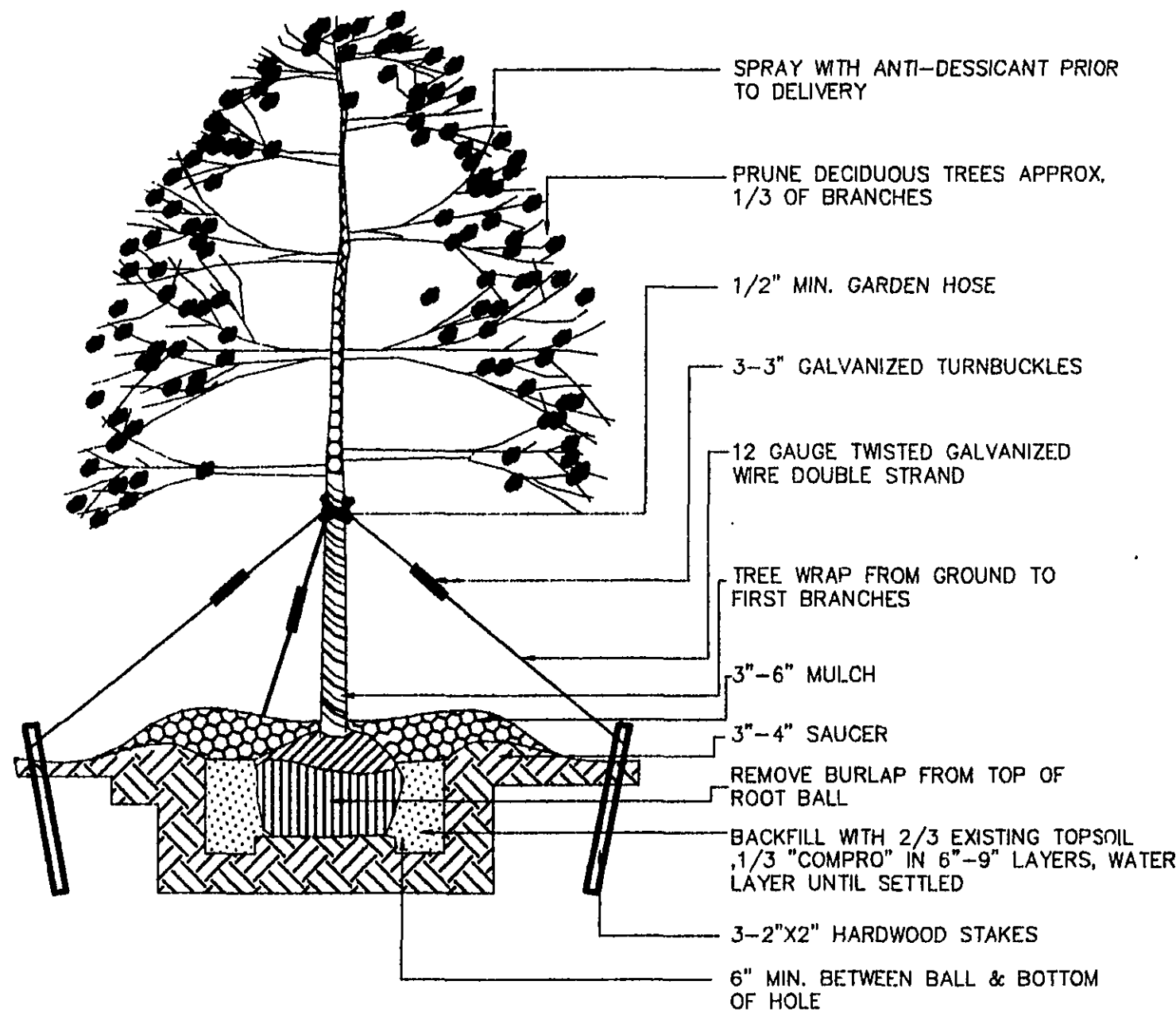
WATER METER BOX
PRECAST CONCRETE (FOR CAST IRON METER BOX)



AUTOMATIC AIR RELEASE ASSEMBLY

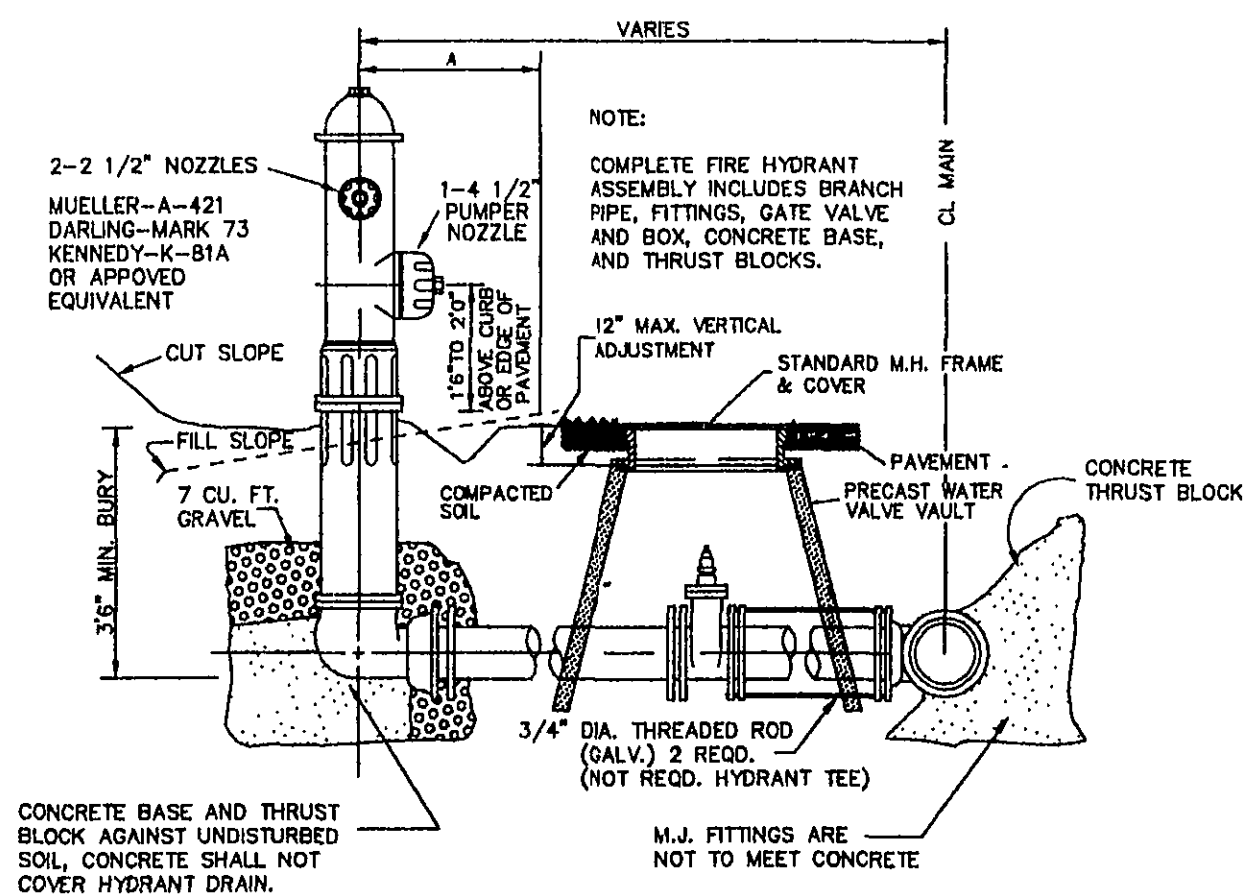


SANITARY SEWER
HORIZONTAL AND SLOPE DISTANCE DETAIL

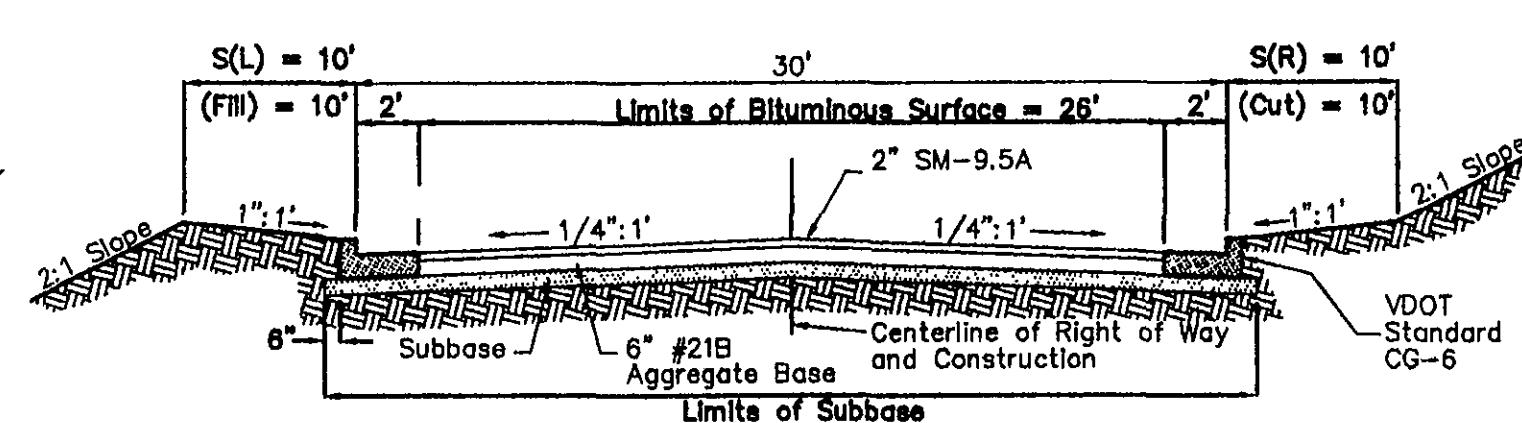


TREE PLANTING DETAIL

- NOTES:
- (1) MAIN BODY OF HYDRANT MUST BE SILVER AND HAVE RED CAPS AND BONNET.
 - (2) DISTANCE "A" WITH CURB AND GUTTER, 2' MIN., 4' MAX. FROM BACK OF CURB.
 - (3) DISTANCE "A" WITHOUT CURB AND CUTTER, 6' MIN., 12' MAX. FROM EDGE OF PAVEMENT.
 - (4) AREA AROUND HYDRANT AT A RADIUS OF 4' TO BE APPROXIMATELY LEVEL AND UNOBSERVED FOR ROAD CONSTRUCTION.

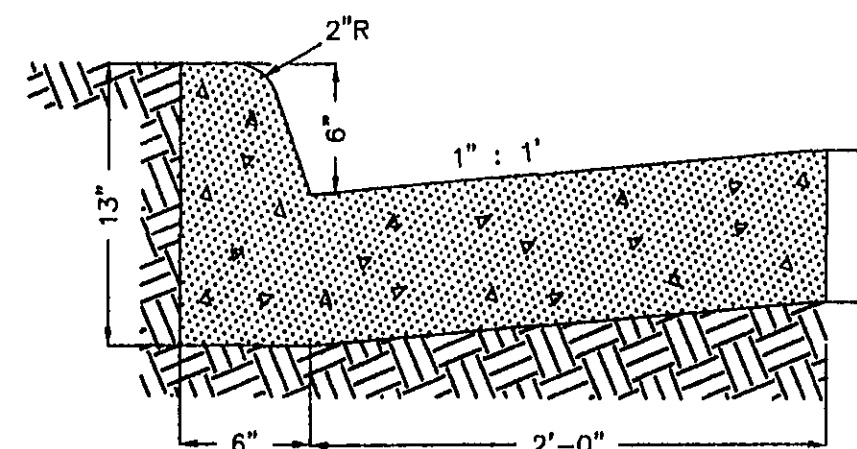


FIRE HYDRANT SETTING

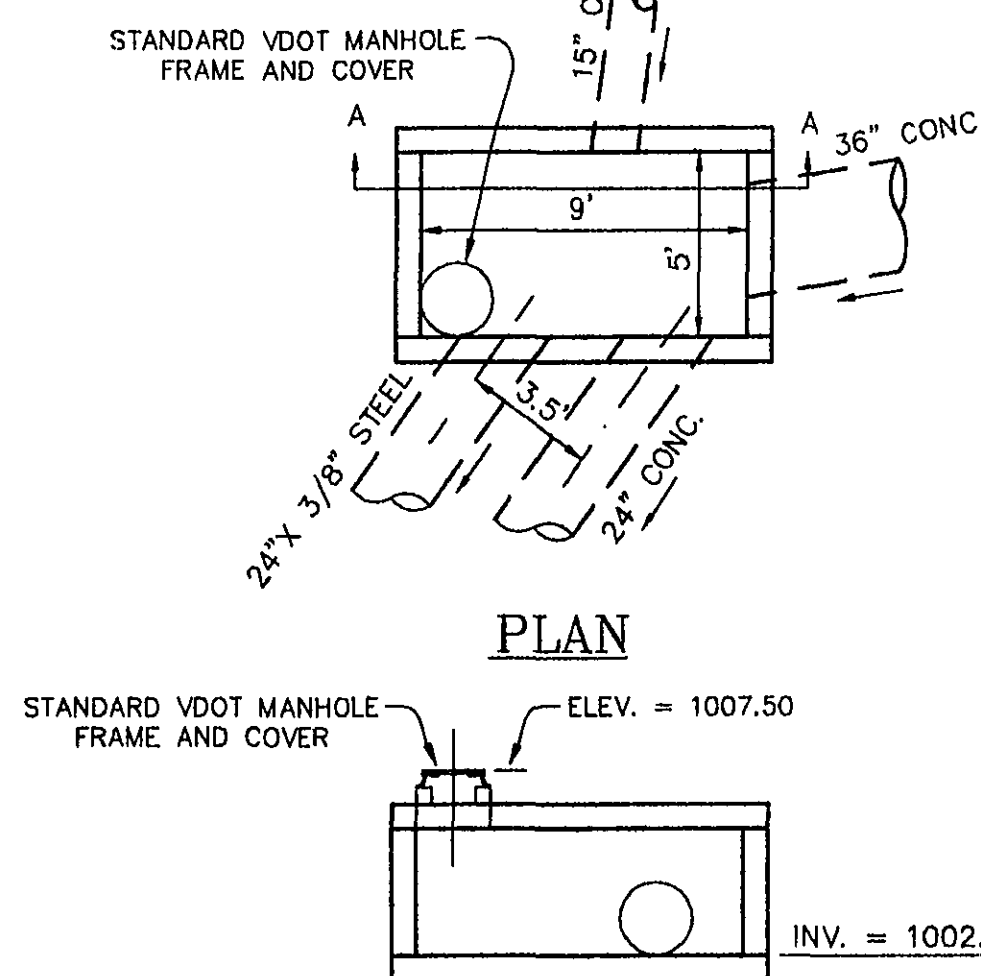


TYPICAL STREET SECTION

NOTE: THE SIZE #21B AGGREGATE SHOULD BE PRIMED WITH APPROXIMATELY 0.35 GAL./YD.² OF CRS-2 ASPHALT AND COVERED WITH 16-18 LBS./YD.² OF SIZE 8-P AGGREGATE BEFORE PLACING THE SM-9.5A.



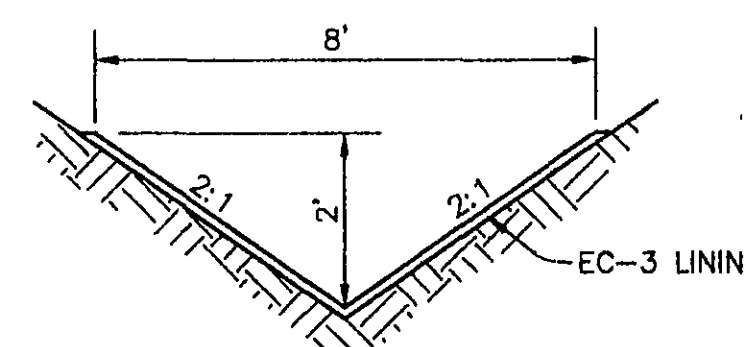
CONCRETE CURB AND GUTTER (CG-6)



SECTION A-A

SCHEMATIC OF JUNCTION BOX

DIMENSIONS SHOWN FOR JUNCTION BOX ARE APPROXIMATE. JUNCTION BOX SHALL BE CONSTRUCTED OF REINFORCED CONCRETE. SEALED SHOP DRAWINGS SHALL BE SUBMITTED FOR THE JUNCTION BOX. STEPS SHALL BE PROVIDED FOR ACCESS.



TYPE 'A' DITCH

SITE AND ZONING TABULATIONS:

ZONING: RM-1
PROPOSED USE: 15 SINGLE FAMILY DWELLINGS
MINIMUM LOT SIZE ALLOWED: 3,000 S.F.
SITE ACREAGE: 6.1 ACRES
MINIMUM FRONTAGE ALLOWED: 50
REQUIRED SETBACKS: FRONT: 30 FEET
REAR: 25 FEET
SIDE: 20% OF LOT FRONTAGE OR 10' (WHICHEVER IS LEAST, 4' MINIMUM).
MAXIMUM HEIGHT OF STRUCTURES: 35 FEET
MAXIMUM BUILDING COVERAGE: 30%

GENERAL NOTES:

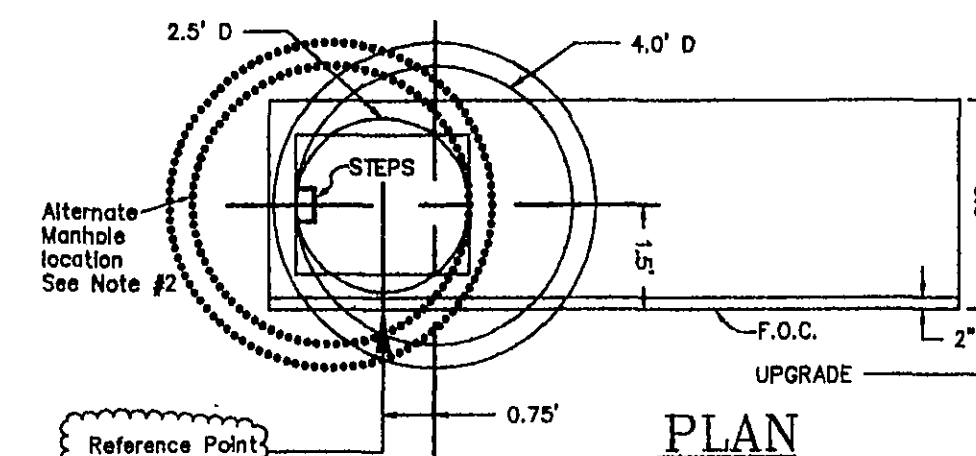
1. THE PROPERTY SHOWN ON THESE PLANS IS A PORTION OF ROANOKE CITY TAX ASSESSMENT MAP #4480105
2. OWNER/DEVELOPER - MR. MICHAEL D. HENDERSON
1832 BLENHEIM ROAD
ROANOKE, VA 24015
3. BOUNDARY SURVEY PREPARED BY LUMSDEN ASSOCIATES, P.C.
4. NO TITLE REPORT WAS FURNISHED FOR THIS PROPERTY.
5. PLANIMETRIC DATA IS A RESULT OF AERIAL MAPPING. THE CONTOUR INTERVAL IS 2 FEET.
6. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY CITY WATER AND SEWER.

CONSTRUCTION NOTES:

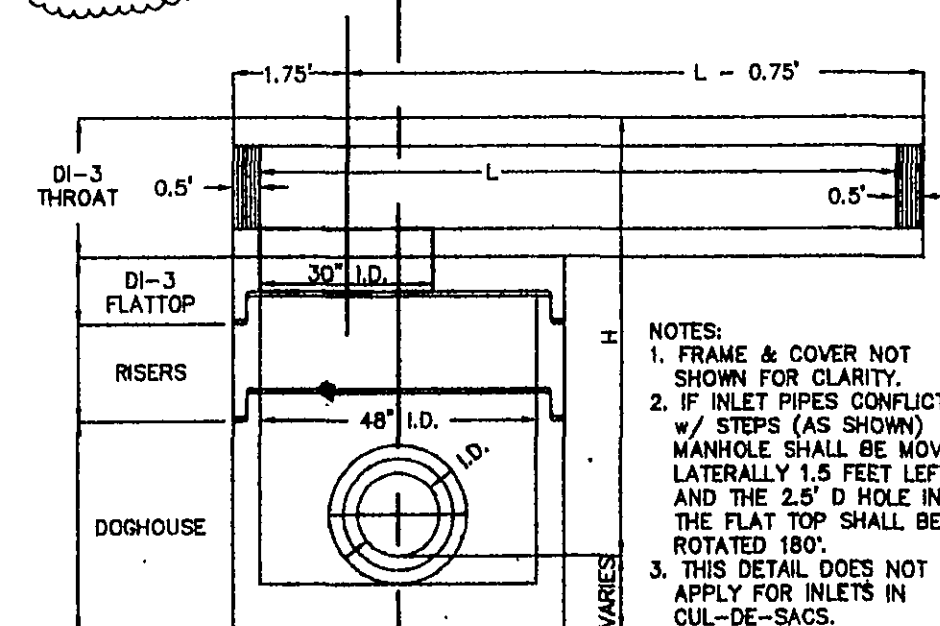
1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ROANOKE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
3. SUBSOIL INVESTIGATIONS HAVE NOT 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 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. ALL NECESSARY UTILITY LATERALS ALONG WITH PROVISIONS FOR CONDUITS (I.E. WATER, SEWER, STORM, GAS, AND TELEPHONE) WILL BE CONSTRUCTED PRIOR TO THE PLACEMENT OF BASE MATERIAL.
8. THE ENTIRE CONSTRUCTION AREA INCLUDING DITCHES, BACK OF CURB, AND/OR PAVEMENT IS TO BE BACKFILLED AND SEEDING AT THE EARLIEST POSSIBLE TIME AFTER FINAL GRADING.

GRADING NOTES:

1. AREAS TO BE GRADED SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
2. TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE.
3. FILL MATERIAL SHALL BE FREE OF ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER. FILL MATERIAL SHALL BE PLACED IN 8 INCH LIFTS TO 95% MINIMUM DENSITY, STANDARD PROCTOR.
4. THE OWNER RESERVES THE RIGHT TO TEST THE COMPACTION DENSITY OF FILL MATERIAL.
5. TOPSOIL SHALL BE SPREAD IN A 4 INCH LAYER OVER NON-BUILDING AREAS.
6. THE LOCATION OF ALL OFF-SITE FILL AREAS OR BORROW AREAS ASSOCIATED WITH THE CONSTRUCTION PROJECT MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN PRIOR TO CONSTRUCTION.



PLAN



PROFILE

DROP INLET DI-3B

NOTES AND DETAILS

DEERFIELD ESTATES PREPARED FOR MICHAEL D. HENDERSON ROANOKE, VIRGINIA

REVISIONS	DESCRIPTION	DATE	BY	NO.
1				
2				
3				
4				
5				

DATE: 27 APRIL 2001

SCALE: NONE

COMMISSION NO. 00-359

DATE FILED: 11/15/2001 11:00 AM

SHEET 3 OF 9