

VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION

1. QUALITY CONTROL

STREETS TO BE GRADED, PAVED AND ALL STRUCTURAL COMPONENTS ERECTED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS AND ROAD DESIGN STANDARDS. ALL MATERIALS USED SHALL BE TESTED IN ACCORDANCE WITH STANDARD POLICIES. THE DEVELOPER MUST CONTACT THE OFFICE OF THE RESIDENT ENGINEER, PRIOR TO BEGINNING ANY CONSTRUCTION AT WHICH TIME AN INSPECTION AND TESTING PROCEDURE POLICY WILL BE DRAWN. THE DEVELOPER MAY PRODUCE TEST REPORTS FROM APPROVED INDEPENDENT LABORATORIES OR SOLICIT TESTING BY VDH IN EITHER EVENT AT THE DEVELOPER'S EXPENSE.

THE PAVEMENT DESIGNS SHOWN ARE BASED ON A SUBGRADE RATING OF CB10 OR GREATER. THE SUBGRADE SOIL IS TO BE TESTED BY AN INDEPENDENT LABORATORY AND THE RESULTS SUBMITTED TO THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION PRIOR TO PAVEMENT CONSTRUCTION. SHOULD THE SUBGRADE CBR VALUES BE LESS THAN CB10, THEN ADDITIONAL BASE MATERIAL WILL BE REQUIRED.

2. UTILITIES

ALL NECESSARY UTILITY LATERALS WILL BE PLACED PRIOR TO PAVEMENT SURFACING OR CONDUIT PROVISIONS MADE FOR THE SAME (I.E. WATER, SEWER, GAS AND TELEPHONE).

GAS OR PETROLEUM TRANSMISSION LINES WILL NOT BE PERMITTED WITHIN THE PAVEMENT OR SHOULDER ELEMENT (BACK OF CURB TO BACK OF CURB) OF THIS DEVELOPMENT. SERVICE LATERALS CROSSING AND PIPE LINES LOCATED OUTSIDE THE PAVEMENT BUT INSIDE THE RIGHT OF WAY WILL BE CONSTRUCTED IN CONFORMITY WITH ASA 8 91.8 SPECIFICATIONS AND SAFETY REGULATIONS. DISTRIBUTION LINES WITH PRESSURES LESS THAN 120 LBS. ARE UNAFFECTED BY THE ABOVE.

PERMITS WILL BE REQUIRED FOR ALL UTILITIES WITHIN STREET RIGHT OF WAY PRIOR TO ACCEPTANCE INTO THE SECONDARY HIGHWAY SYSTEM.

3. PRIVATE ENTRANCES

STANDARD CG-8 GUTTER WILL BE PROVIDED AT ALL ENTRANCES TO PRIVATE LOTS WHERE STANDARD CG-6 CURB AND GUTTER IS APPROVED FOR USE.

PERMITS WILL BE REQUIRED FOR ALL PRIVATE ENTRANCES CONSTRUCTED ON STREET RIGHTS OF WAY PRIOR TO ACCEPTANCE INTO THE SECONDARY HIGHWAY SYSTEM.

4. EROSION CONTROL AND LANDSCAPING

CARE MUST BE TAKEN DURING CONSTRUCTION TO PREVENT EROSION, DUST AND MUD FROM DAMAGING ADJACENT PROPERTY, CLOGGING DITCHES, TRACKING PUBLIC STREETS AND OTHERWISE CREATING A PUBLIC OR PRIVATE NUISANCE TO SURROUNDING AREAS.

THE ENTIRE CONSTRUCTION AREA BACK OF CURBS AND OR PAVEMENT TO BE BACKFILLED AND SEEDED TOGETHER WITH DITCHES AND CHANNELS, AT THE EARLIEST POSSIBLE TIME AFTER FINAL GRADING.

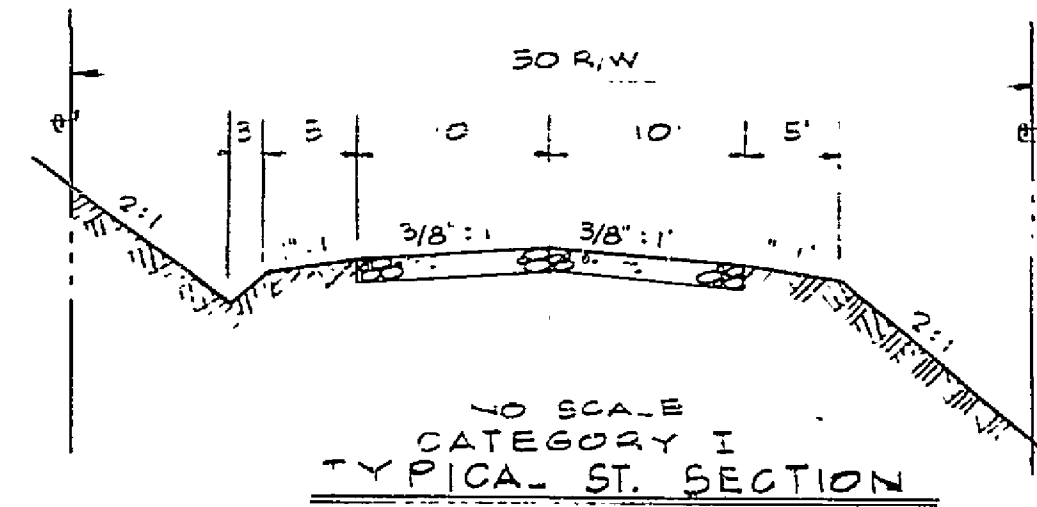
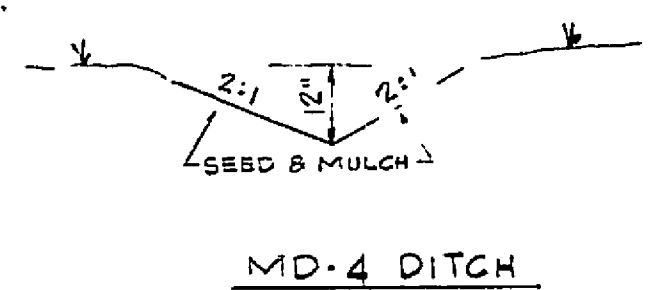
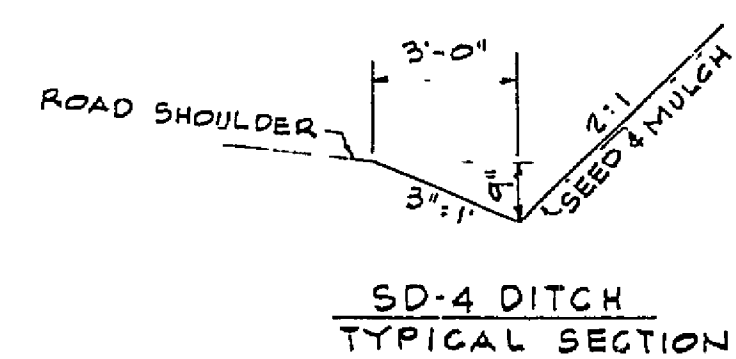
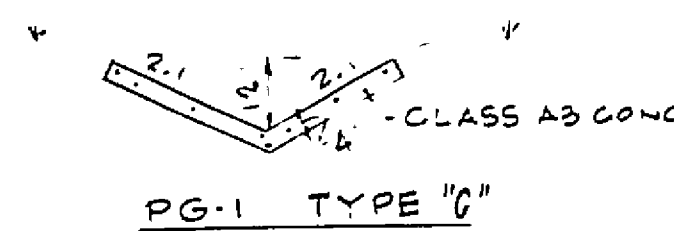
DRAINAGE EASEMENTS MUST BE DEFINED BY EXCAVATED DITCHES OR CHANNELS FOR THEIR FULL LENGTH TO WELL DEFINED EXISTING NATURAL WATERCOURSES.

THIS ROAD WILL BE REVIEWED DURING CONSTRUCTION FOR THE NEED OF PAVED GUTTERS. IF EROSION IS ENCOUNTERED IN ANY DRAINAGE EASEMENT, IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO SOD, RIP RAP, GROUT, PAVE, OR TO DO WHATEVER IS NECESSARY TO CORRECT THE PROBLEM.

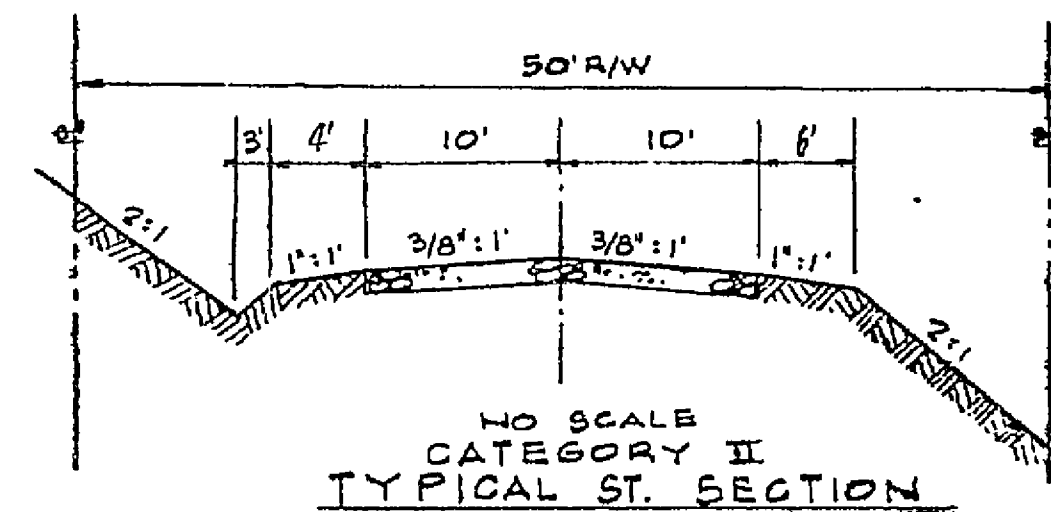
5. MINIMUM PAVEMENT RADIUS OF 25 FEET REQUIRED AT ALL STREET INTERSECTIONS.

6. WHILE THESE PLANS HAVE BEEN APPROVED, SUCH APPROVAL DOES NOT EXEMPT CONNECTIONS WITH EXISTING STATE-MAINTAINED ROADS FROM CRITICAL REVIEW AT THE TIME PERMIT APPLICATIONS ARE MADE. THIS IS NECESSARY IN ORDER THAT THE PREVAILING CONDITIONS BE TAKEN INTO CONSIDERATION REGARDING SAFETY ACCOMPANIMENTS SUCH AS TURNING LANES.

7. STANDARD GUARDRAIL WITH SAFETY END SECTIONS IS REQUIRED ON ALL FILLS IN EXCESS OF 19 FEET IN HEIGHT. THE SECTIONS OF PROPOSED GUARDRAIL WILL BE STAKED BY THE DEVELOPER AFTER COMPLETION OF ROUGH GRADING OPERATIONS, AND THE OFFICE OF THE RESIDENT ENGINEER, VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION, NOTIFIED SO THAT A FIELD REVIEW MAY BE MADE OF THE PROPOSED LOCATIONS. SHOULDERS IN CAT I TO BE INCREASED BY (2) TWO FEET AND CAT II SHOULDERS INCREASED BY (3) THREE FEET ON FILLS IN EXCESS OF 19 FEET IN HEIGHT.



FAIRWAY ESTATES DRIVE 18+40.00 - 21+34.88



FAIRWAY ESTATES DRIVE 8+80.00 - 18+40.00

PROPOSED 50' ROAD 30+00.00 - 31+00.00

NOTES & DETAILS

FOR

SECTION NO. 1

FAIRWAY FOREST ESTATES

WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

OWNER:

R. WILLIAM REID BUILDER, INC.

SCALE: AS SHOWN DATE: 15 AUGUST 1986

BUFORD T. LUMSDEN & ASSOCIATES P.C.
ENGINEERS - SURVEYORS
ROANOKE, VIRGINIA

COMM. # 79-9022
SHEET # 4 OF 10

