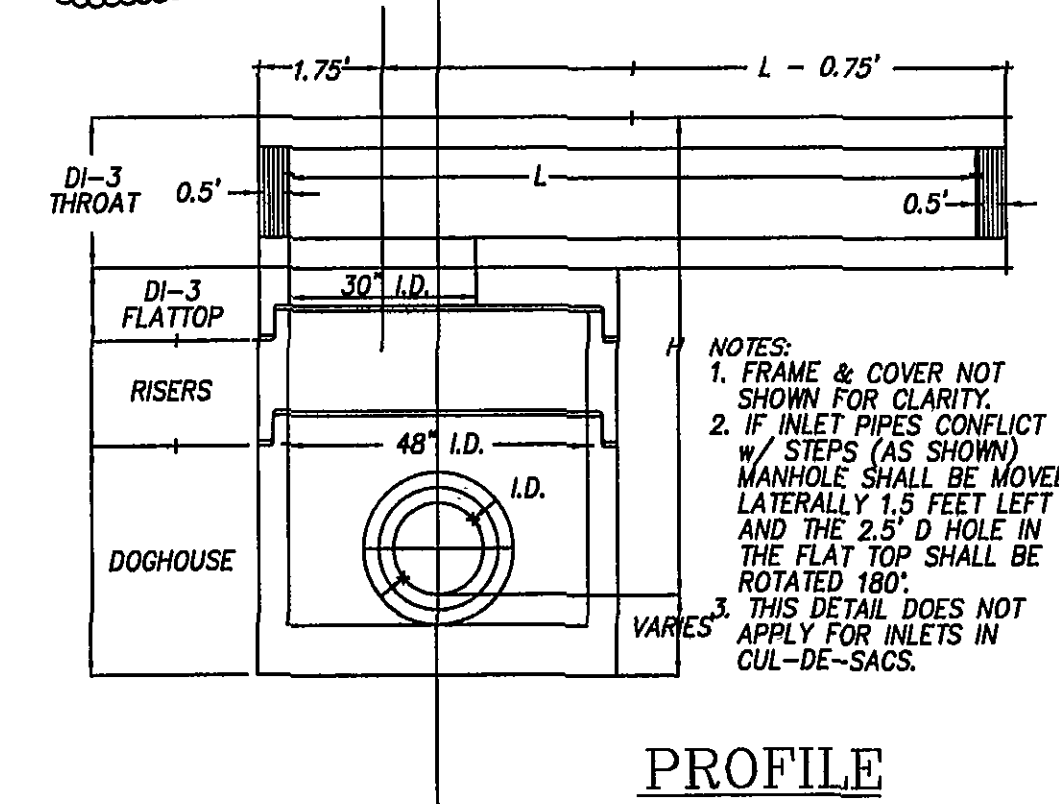
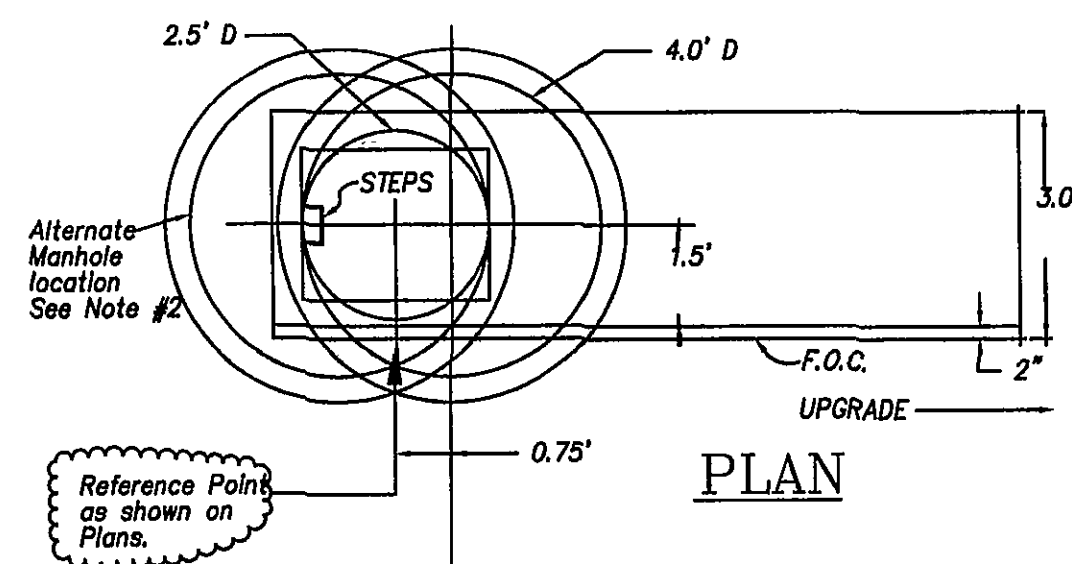


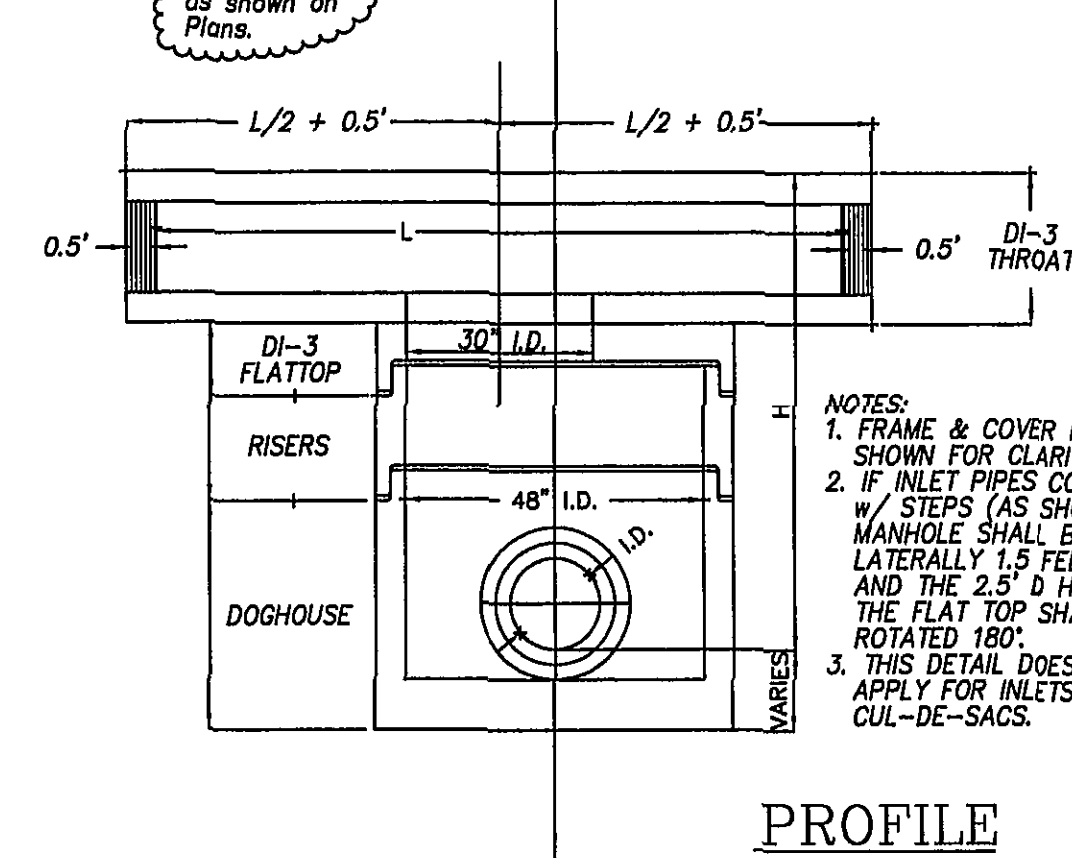
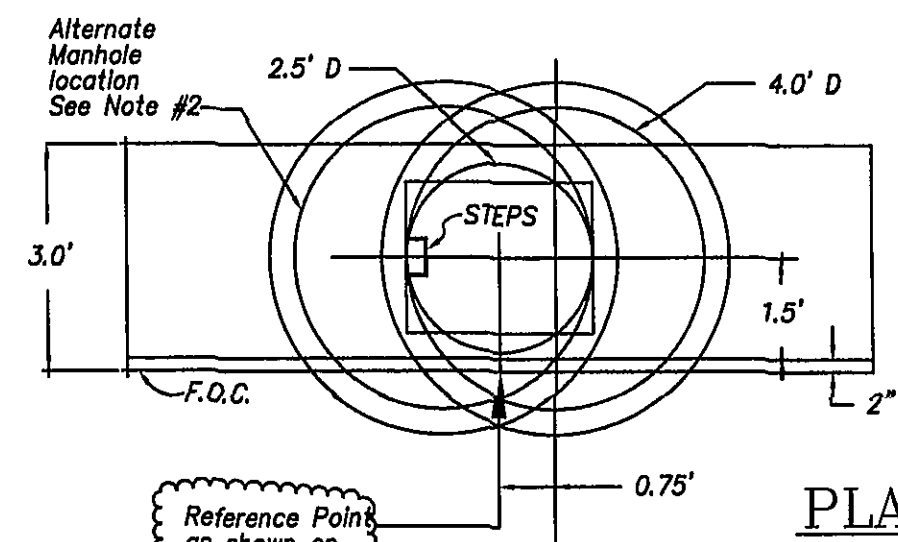
TYPICAL STREET SECTION
NO SCALE

PAVEMENT SPECIFICATIONS:				
STREET NAME	FROM STATION TO STATION	CATEGORY	ROAD WIDTH	PAVEMENT SPECIFICATION
MAIN ACCESS ROAD	STA 23+80 TO STA 28+55	PRIVATE	24'	220 PSY ASPH. CONCRETE (2"), TYPE SM-9.5A 10" AGGREGATE BASE-21B, -- SEE NOTE BELOW
REMAINING ACCESS ROADS AND PARKING	SEE DIMENSIONAL LAYOUT	PRIVATE	VARIES	220 PSY ASPH. CONCRETE (2"), TYPE SM-9.5A 8" AGGREGATE BASE-21B, -- SEE NOTE BELOW

NOTE: THE SIZE 21B AGGREGATE SHALL BE PRIMED WITH APPROXIMATELY 0.35 GAL/S.Y. OF RC-250 ASPHALT AND COVERED WITH 16 TO 18 LBS/S.Y. OF SIZE 8-P AGGREGATE BEFORE PLACING OF THE SM-9.5A.



LOCATION DETAIL FOR DI-3B (PRECAST)
NO SCALE

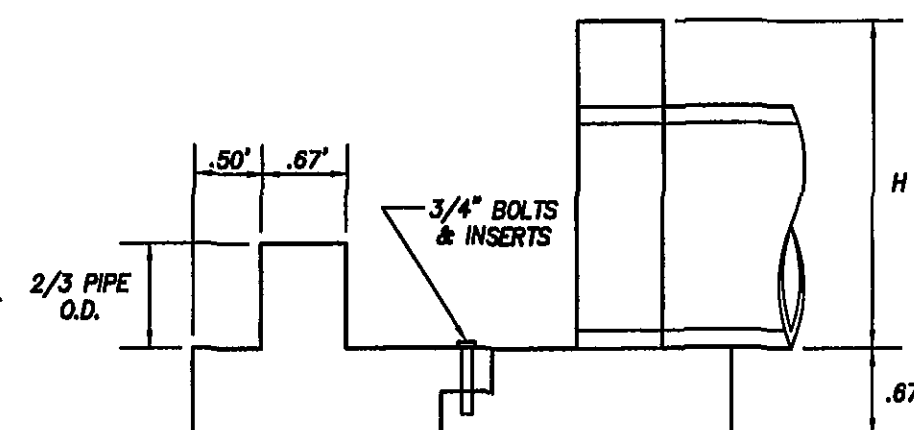


LOCATION DETAIL FOR DI-3A AND DI-3C (PRECAST)
NO SCALE

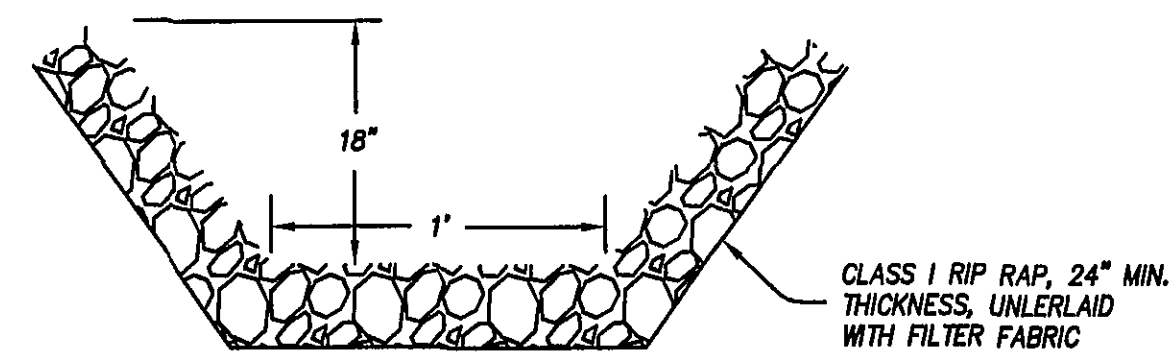
PIPE I.D.	H	L	A	B
12"	2.00'	4.00'	1.83'	1.83'
16"	2.25'	5.00'	1.83'	1.83'
18"	2.50'	6.00'	1.83'	1.83'
24"	3.17'	8.00'	1.83'	1.83'
30"	3.83'	10.00'	1.83'	1.83'
36"	4.33'	12.00'	1.83'	1.83'
42"	4.79'	14.00'	3.00'	2.83'
48"	5.33'	16.00'	3.00'	2.83'

NOTES:

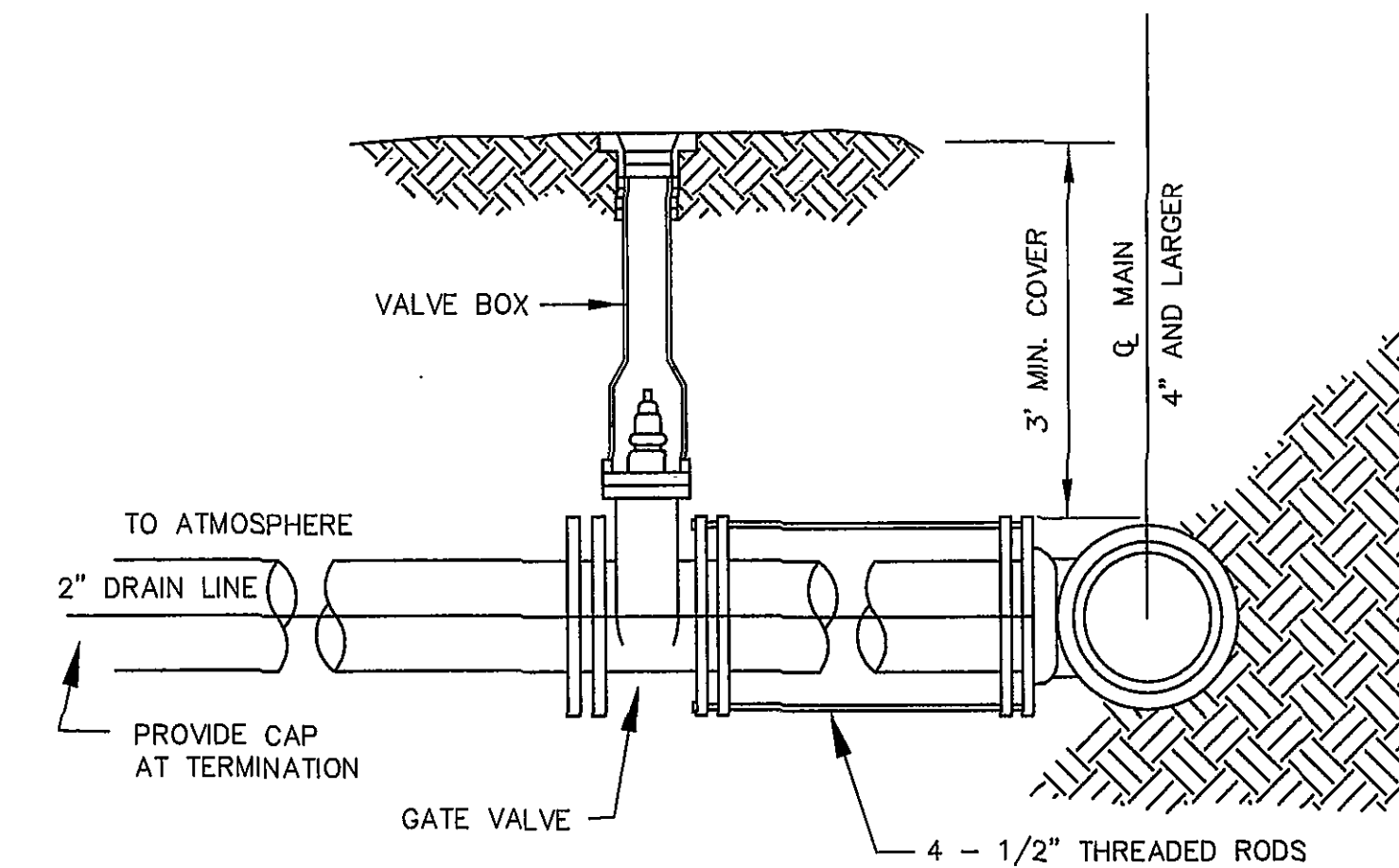
- CONCRETE 4,000 P.S.I.
- REINFORCING #4 @ 6" C.C. E.W. DOUBLE ROW THROUGHOUT.
- FOUR (4) BOLTS AND INSERTS ARE REQUIRED FOR 42" AND 48" EW-1.
- PLACE CLASS 1 RIP RAP ALONG THE PERIMETER OF THE STRUCTURE TO PREVENT SCOUR AND EROSION.



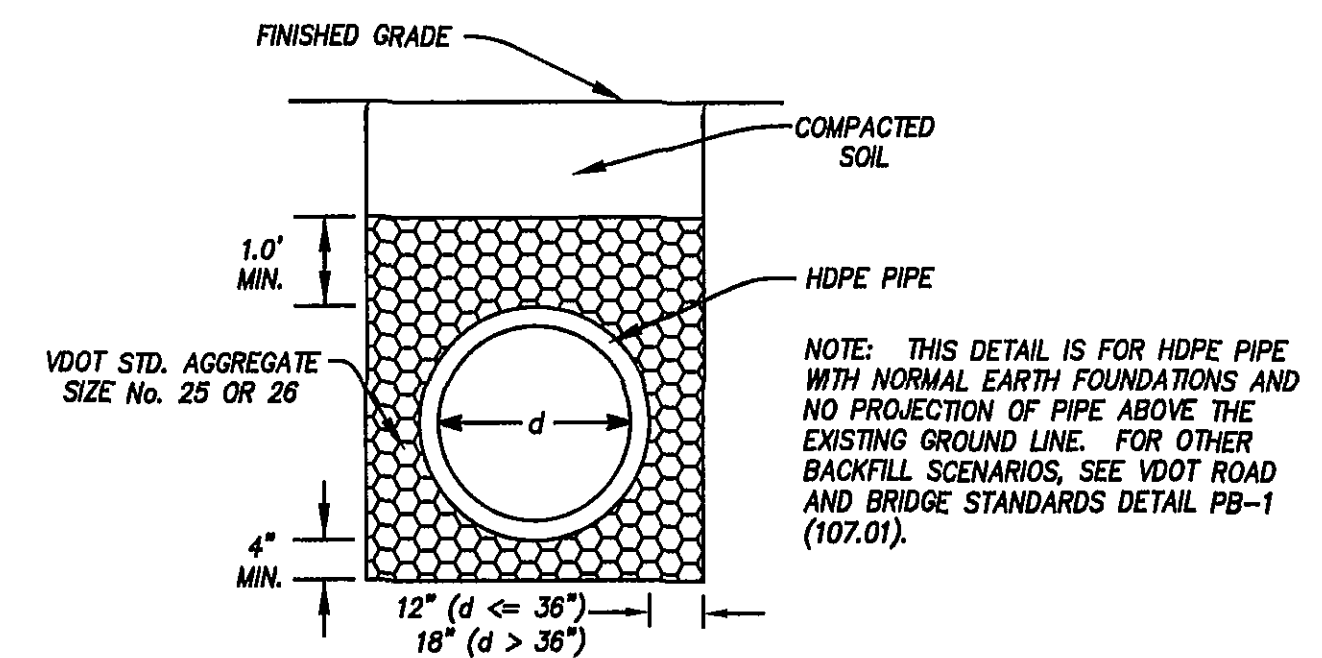
EW-1 MODIFIED WITH ENERGY DISSIPATER
NO SCALE



TYPE "A" DITCH
NO SCALE



BLOW-OFF DETAIL
NO SCALE



HDPE PIPE BEDDING
NO SCALE

SITE AND ZONING TABULATIONS

CURRENT ZONING: RPD
PROPOSED USE: 36 CONDOMINIUM UNITS
SITE ACREAGE: 62.14 ACRES

GENERAL NOTES

- THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT FRANKLIN COUNTY TAX ASSESSMENT MAP 31-6.
- OWNER/DEVELOPER: WILLARD CONSTRUCTION OF ROANOKE VALLEY, INC. P. O. BOX 540 WIRTZ, VA 24184
- THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY AND IS CERTIFIED CORRECT.
- TOPOGRAPHY DATA BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. PERFORMED IN 2002.
- NO TITLE REPORT WAS FURNISHED FOR THIS PROPERTY.
- THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY PUBLIC WATER AND PRIVATE SEWER.
- THE PROPERTY ON THESE PLANS SHALL BE ACCESSED BY PRIVATE ROADS.

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT COUNTY OF FRANKLIN STANDARDS AND SPECIFICATIONS.
- 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.
- NO SUBSOIL INVESTIGATIONS HAVE BEEN MADE BY THE DESIGNING ENGINEER.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- ALL WATER AND SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY ROANOKE COUNTY UTILITY DEPARTMENT.
- SEE VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILS.
- THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.

GRADING NOTES

- AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
- TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE.
- FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN 8 INCH LIFTS TO 95% MINIMUM DENSITY, STANDARD PROCTOR.

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

1464 BRAMBLETON AVENUE
P.O. BOX 20566
ROANOKE, VIRGINIA 24018

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

COMMONWEALTH OF VIRGINIA
THOMAS C. DALE
No. 033002
1/17/03
PROFESSIONAL SEAL

NOTES AND DETAILS

SOUTH POINTE CONDOMINIUMS
AT THE WATERFRONT
PREPARED FOR
WILLARD CONSTRUCTION OF
ROANOKE VALLEY, INC.
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

NO.	DATE	REVISIONS DESCRIPTION
1	01/17/03	ADDED BLOW-OFF DETAIL
2		
3		
4		
5		

DATE: OCTOBER 9, 2002
SCALE: NONE
COMMISSION NO: 2001-389
CADD FILE: P:\2001\0389\ENR\389COMP.DWG