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VIRGINIA DEPARTMENT OF TRANSPORTATION NOTES:

1. QUALITY CONTROL

STREETS TO BE GRADED, PAVED AND ALL STRUCTURAL COMPONENTS ERECTED IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS AND ROAD DESIGN STANDARDS AND FRANKLIN COUNTY DESIGN STANDARDS AND SPECIFICATIONS. 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 WILL PROVIDE TEST REPORTS FROM APPROVED INDEPENDENT LABORATORIES AT THE DEVELOPER'S EXPENSE. THE PAVEMENT DESIGNS SHOWN ARE BASED ON A SUBGRADE CBR VALUE OF 10 OR GREATER. THE SUBGRADE SOIL IS TO BE TESTED BY AN INDEPENDENT LABORATORY AND THE RESULTS SUBMITTED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO BASE CONSTRUCTION. SHOULD THE SUBGRADE CBR VALUES BE LESS THAN 10, THEN ADDITIONAL BASE MATERIAL WILL BE REQUIRED IN ACCORDANCE WITH DEPARTMENTAL SPECIFICATIONS. THE SUBGRADE MUST BE APPROVED BY VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO PLACEMENT OF THE BASE. BASE MUST BE APPROVED BY VIRGINIA DEPARTMENT OF TRANSPORTATION FOR DEPTH, TEMPLATE AND COMPACTION BEFORE SURFACE IS APPLIED.

2. UTILITIES

ALL NECESSARY UTILITY LATERALS ALONG WITH PROVISIONS FOR CONDUITS (I.E. WATER, SEWER, STORM, GAS AND TELEPHONE) WILL BE CONSTRUCTED PRIOR TO PLACEMENT OF BASE MATERIAL. GAS OR PETROLEUM TRANSMISSION LINES WILL NOT BE PERMITTED WITHIN THE PAVEMENT OR SHOULDER ELEVANT (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 9 31.8 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. ANY EASEMENTS GRANTED TO A UTILITY COMPANY FOR PLACEMENT OF POWER, TELEPHONE, ETC. MUST BE RELEASED PRIOR TO ACCEPTANCE.

3. PRIVATE ENTRANCES

MODIFIED CG-80 GUTTER WILL BE PROVIDED AT ALL ENTRANCES TO PRIVATE LOTS WHERE STANDARD CG-6 CURB AND GUTTER IS APPROVED FOR USE. DRIVEWAYS CONNECTING TO ROADS WITHOUT CURB & GUTTER SHALL CONFORM TO THE PAVEMENT, SHOULDER & SLOPE. PERMITS WILL BE REQUIRED FOR ALL PRIVATE ENTRANCES CONSTRUCTED ON STREET RIGHTS OF WAY AFTER ACCEPTANCE INTO THE SECONDARY HIGHWAY SYSTEM. ALL PRIVATE ENTRANCES WITHIN THE RIGHT-OF-WAY AREA SHOULD NOT EXCEED EIGHT PERCENT (8%) MAXIMUM GRADE.

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 INCLUDING DITCHES, CHANNELS, BACK OF CURBS AND OR PAVEMENT ARE TO BE BACKFILLED AND SEEDED 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. THE ROAD WILL BE REVENUED DURING CONSTRUCTION FOR THE NEED OF PAVED DITCHES. 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. ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO THE CONDITIONING (CUTTING AND/OR PREPARATION) OF THE SUBGRADE.

5. INTERSECTION PAVEMENT RADII

MINIMUM PAVEMENT RADIUS OF 25 FEET IS REQUIRED AT ALL STREET INTERSECTION.

6. CONNECTIONS TO STATE-MAINTAINED ROADS

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. GUARDRAILS

STANDARD GUARDRAIL WITH SAFETY END SECTIONS MAY BE REQUIRED ON FILLS AS DEEMED NECESSARY BY THE RESIDENT ENGINEER. AFTER COMPLETION OF ROUGH GRADING OPERATIONS, THE OFFICE OF THE RESIDENT ENGINEER SHALL BE NOTIFIED SO THAT A FIELD REVIEW MAY BE MADE OF THE PROPOSED LOCATIONS. WHERE GUARDRAILS ARE TO BE INSTALLED THE SHOULDER WIDTH SHALL BE INCREASED IN ACCORDANCE WITH VDOT ROAD AND BRIDGE STANDARDS.

8. STORM DRAINAGE

FIELD REVIEW WILL BE MADE DURING CONSTRUCTION TO DETERMINE THE NEED AND LIMITS OF PAVED DITCHES AND/OR DITCH STABILIZATION TREATMENTS, AND TO DETERMINE THE NEED AND LIMITS OF ADDITIONAL DRAINAGE EASEMENTS. ALL DRAINAGE EASEMENTS MUST BE CUT AND MADE TO FUNCTION TO A NATURAL WATERCOURSE. ANY EROSION PROBLEMS ENCOUNTERED IN AN EASEMENT MUST BE CORRECTED BY WHATEVER MEANS NECESSARY PRIOR TO SUBDIVISION ACCEPTANCE. DITCH SLOPES ARE TO BE FOUR TO ONE (4:1) FOR SHOULDER WIDTHS OF SIX FEET (6') OR GREATER AND THREE TO ONE (3:1) FOR SHOULDER WIDTHS OF FOUR FEET (4') OR FIVE FEET (5'), UNLESS OTHERWISE SPECIFIED IN THE PLANS.

9. ENTRANCE PERMIT

CONTRACTOR SHALL OBTAIN ENTRANCE PERMIT TO THE EXISTING VIRGINIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY FROM RESIDENT ENGINEER PRIOR TO ROAD CONSTRUCTION.

10. INSPECTION

AN INSPECTOR WILL NOT BE FURNISHED EXCEPT FOR PERIODIC PROGRESS INSPECTION, THE ABOVE MENTIONED FIELD REVIEWS AND CHECKING FOR REQUIRED STONE DEPTHS. THE DEVELOPER WILL BE REQUIRED TO POST A SURETY TO GUARANTEE THE ROAD FREE OF DEFECTS FOR ONE YEAR AFTER ACCEPTANCE BY THE DEPARTMENT OF TRANSPORTATION.

11. STREET MAINTENANCE

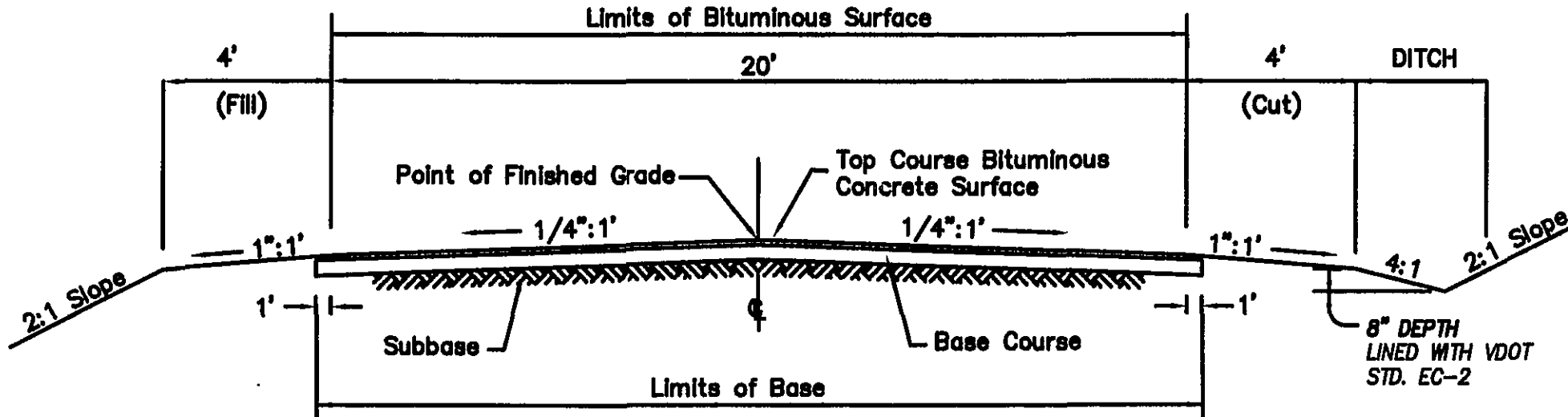
THE STREETS MUST BE PROPERLY MAINTAINED UNTIL ACCEPTANCE. AT SUCH TIME AS ALL REQUIREMENTS HAVE BEEN MET FOR ACCEPTANCE, ANOTHER INSPECTION WILL BE MADE TO DETERMINE THAT THE STREET HAS BEEN PROPERLY MAINTAINED.

12. UNDERGROUND UTILITIES

CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK BY CONTACTING MISS UTILITY. CONTACT SITE ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS. IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL "MISS UTILITY" OF CENTRAL VIRGINIA AT 1-800-532-7001.

13. REVISIONS OF SPECIFICATIONS AND STANDARDS

APPROVAL OF THESE PLANS WILL BE BASED ON SPECIFICATIONS AND STANDARDS IN EFFECT AT THE TIME OF APPROVAL AND WILL BE SUBJECT, UNTIL COMPLETION OF THE ROADWAY AND ACCEPTANCE BY THE DEPARTMENT, TO FUTURE REVISIONS OF THE SPECIFICATIONS AND STANDARDS.



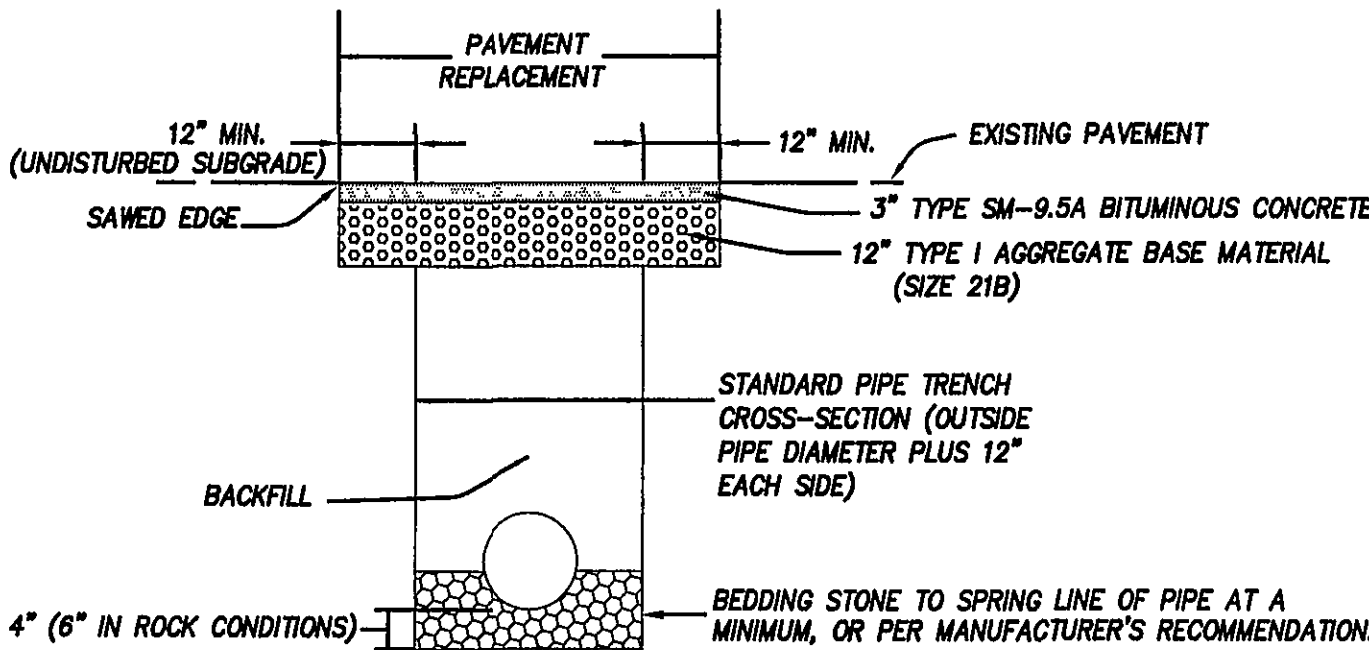
TYPICAL STREET SECTION

NO SCALE

PAVEMENT SPECIFICATIONS:

STREET NAME	FROM STATION TO STATION	CATEGORY	PAVEMENT WIDTH	RIGHT OF WAY WIDTH	VEHICLE TRIPS PER DAY	PAVEMENT SPECIFICATION
SOUTHWIND DRIVE	10+10 TO CUL DE SAC	I	20'	50'	60	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.



NOTES:

- ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE AS SPECIFIED BY VDOT AND/OR THE COUNTY.
- ALL EXPOSED EDGES OF EXISTING BITUMINOUS SURFACE COURSE SHALL BE PRIMED BEFORE THE BITUMINOUS MIXTURES ARE REPLACED. EDGES OF TRENCH SHALL BE CUT TO A STRAIGHT LINE PRIOR TO PAVING.
- THE BACKFILL IN THE TRENCH SHALL BE SUITABLE AND THOROUGHLY COMPACTED IN 6-INCH LAYERS BY TAMPING OR BY OTHER APPROVED METHOD BEFORE THE OPENING IS PAVED.
- SHEETING OR SHORING SHALL BE USED WHEN REQUIRED BY THE DEPTH OF THE TRENCH OR TYPE OF MATERIAL IN ACCORDANCE WITH O.S.H.A. STANDARDS.

PAVEMENT REPLACEMENT

SITE AND ZONING TABULATIONS

CURRENT ZONING: RPD
PROPOSED USE: SINGLE FAMILY DETACHED DWELLINGS
SITE ACREAGE: 28.8 ACRES TOTAL, 8.7 ACRES DEVELOPED
PROPOSED NUMBER OF LOTS: 6
MINIMUM LOT AREA REQUIRED: 15,000 S.F.
MINIMUM FRONTAGE REQUIRED: 100' (30' IN CUL DE SAC)
MINIMUM REQUIRED SETBACKS:
FRONT: 30'
REAR: 30'
SIDE YARD: 10% OF ROAD FRONTAGE (10' MINIMUM AND 12' MAXIMUM)
MAXIMUM HEIGHT ALLOWED: 40' (PRINCIPAL STRUCTURE)
MINIMUM OPEN SPACE REQUIRED: 50% OF TOTAL GROSS AREA

GENERAL NOTES

- THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT FRANKLIN COUNTY TAX ASSESSMENT MAP 31-8.
- OWNER/DEVELOPER: RKL HOLDINGS, LLC (ATTN.: MR. RON WILLARD)
P. O. BOX 540
WRTZ, VA 24018 (540) 721-5288
- THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
- TOPOGRAPHY DATA BASED ON FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
- A TITLE REPORT WAS NOT FURNISHED FOR THIS PROPERTY.
- THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY A PUBLIC WATER SYSTEM AND PRIVATE SEPTIC SYSTEMS.
- THE PROPERTY ON THESE PLANS SHALL BE ACCESSED BY PUBLIC ROADS.
- NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER AND FRANKLIN COUNTY.
- WATER LINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHAPTER 22 OF THE FRANKLIN COUNTY CODE.

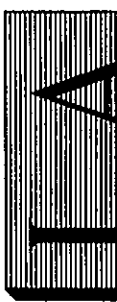
CONSTRUCTION NOTES

- 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.
- 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.
- SEE VDOT ROAD AND BRIDGE STANDARDS FOR 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

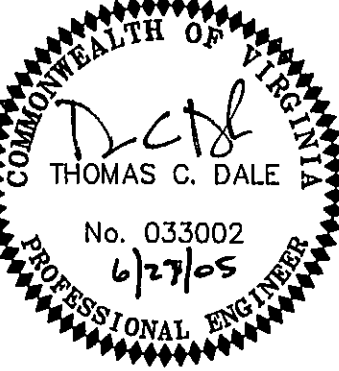
- AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
- TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE.
- FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER.
- FILL MATERIAL SHALL BE PLACED AND COMPACTED IN EIGHT (8) INCH LOOSE LIFTS AND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698, STANDARD PROCTOR. MAINTAIN MOISTURE CONTENT OF FILL MATERIAL WITHIN THREE (3) PERCENT OF OPTIMUM TO ATTAIN REQUIRED COMPACTION DENSITY.
- NO SUBSURFACE SOILS INFORMATION HAS BEEN FURNISHED TO THE DESIGNING ENGINEER (LUMSDEN ASSOCIATES, P.C.). A QUALIFIED GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF VIRGINIA, SHOULD BE CONSULTED CONCERNING SOIL STABILITY, SLOPE STABILIZATION, SOIL COMPACTION, TESTING, AND OTHER SOIL CHARACTERISTICS. LUMSDEN ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY RELATING TO FAILURES RESULTING FROM SAME.

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



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

4664 BRAMBLETON AVENUE
P.O. BOX 20669
ROANOKE, VIRGINIA 24018



NOTES AND DETAILS

SECTION No. 12
THE WATERFRONT

PREPARED FOR
RKL HOLDINGS, LLC
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION
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2		
3		
4		
5		

DATE: JUNE 27, 2005

SCALE: NO SCALE

COMMISSION NO. 2005-014

SHEET 4 OF 9

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