

VIRGINIA DEPARTMENT OF TRANSPORTATION NOTES:

- 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 ROANOKE 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 PRODUCE TEST REPORTS FROM APPROVED INDEPENDENT LABORATORIES AT THE DEVELOPER'S EXPENSE.

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.

- 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 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 B 31.8 SPECIFICATIONS AND SAFETY REGULATIONS. DISTRIBUTION LINES WITH PRESSURES LESS THAN 120 LBS. ARE UNAFFECTED BY THE ABOVE.

ALL PIPES WITHIN THE VDOT RIGHT-OF-WAY SHALL BE BEDDED IN ACCORDANCE TO THE 2001 VDOT ROAD AND BRIDGE STANDARDS.

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.

- PRIVATE ENTRANCES**
MODIFIED CG-9D 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.

- 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 REVIEWED 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.

- INTERSECTION PAVEMENT RADII**
MINIMUM PAVEMENT RADII OF 25 FEET IS REQUIRED AT ALL STREET INTERSECTIONS.

- 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.

- 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.

- 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.

INSTALLATION OF ALL CULVERTS AND STORM-SEWER SYSTEMS LOCATED WITHIN THE VDOT RIGHT-OF-WAY SHALL BE BEDDED IN ACCORDANCE TO THE 2001 VDOT ROAD AND BRIDGE STANDARDS.

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

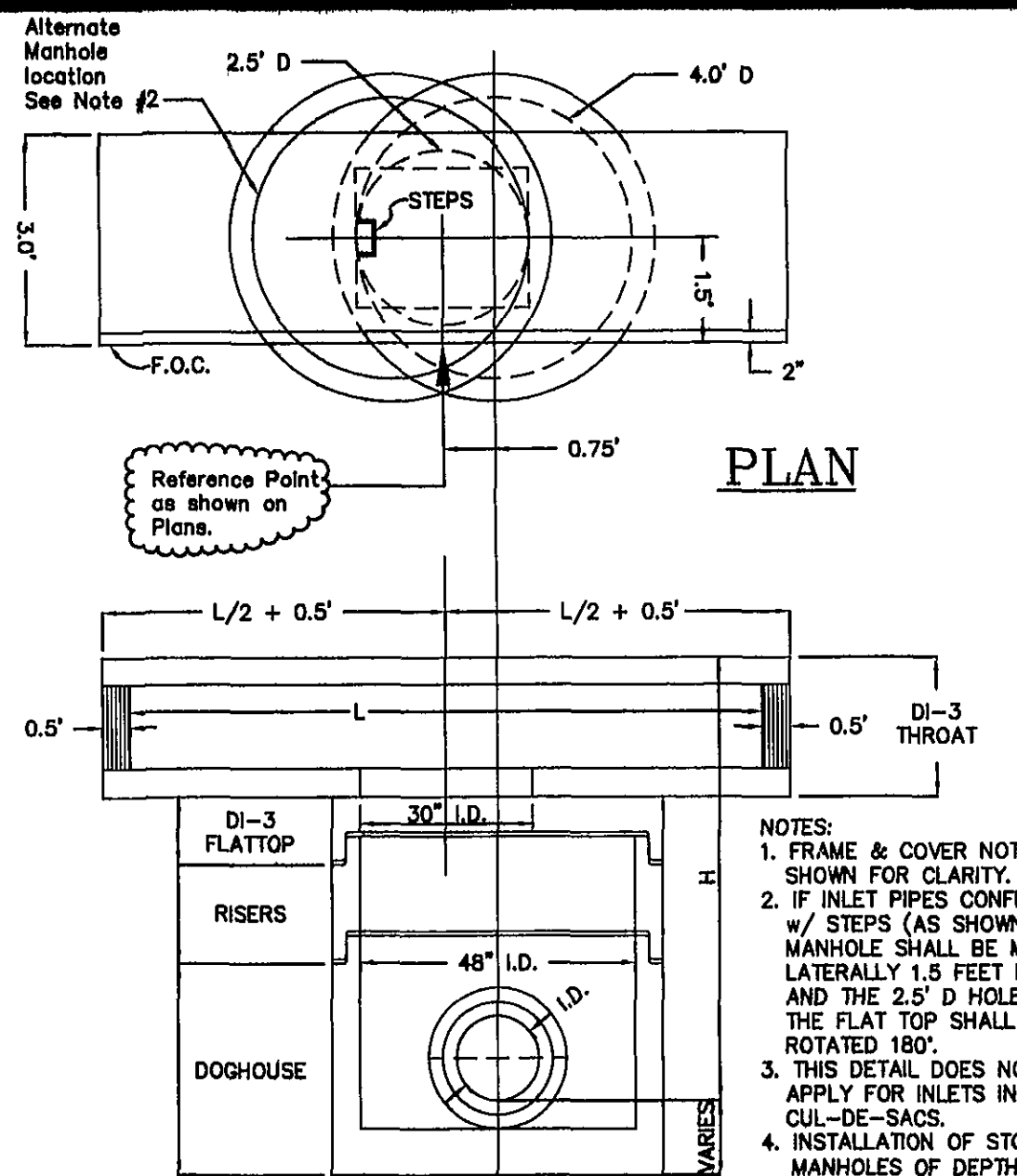
- INSPECTION**
AN INSPECTOR WILL NOT BE FURNISHED EXCEPT FOR PERIODIC PROGRESS INSPECTION. THE ABOVE MENTIONED FIELD REVIEWS AND CHECKING FOR REQUIRED STONE DEPTHS. THE DEVELOPER WILL BE REQUIRED TO POST A SURETY TO GUARANTEE THE ROAD FREE OF DEFECTS FOR ONE YEAR AFTER ACCEPTANCE BY THE DEPARTMENT OF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

- 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.

- 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 1-800-552-7001.

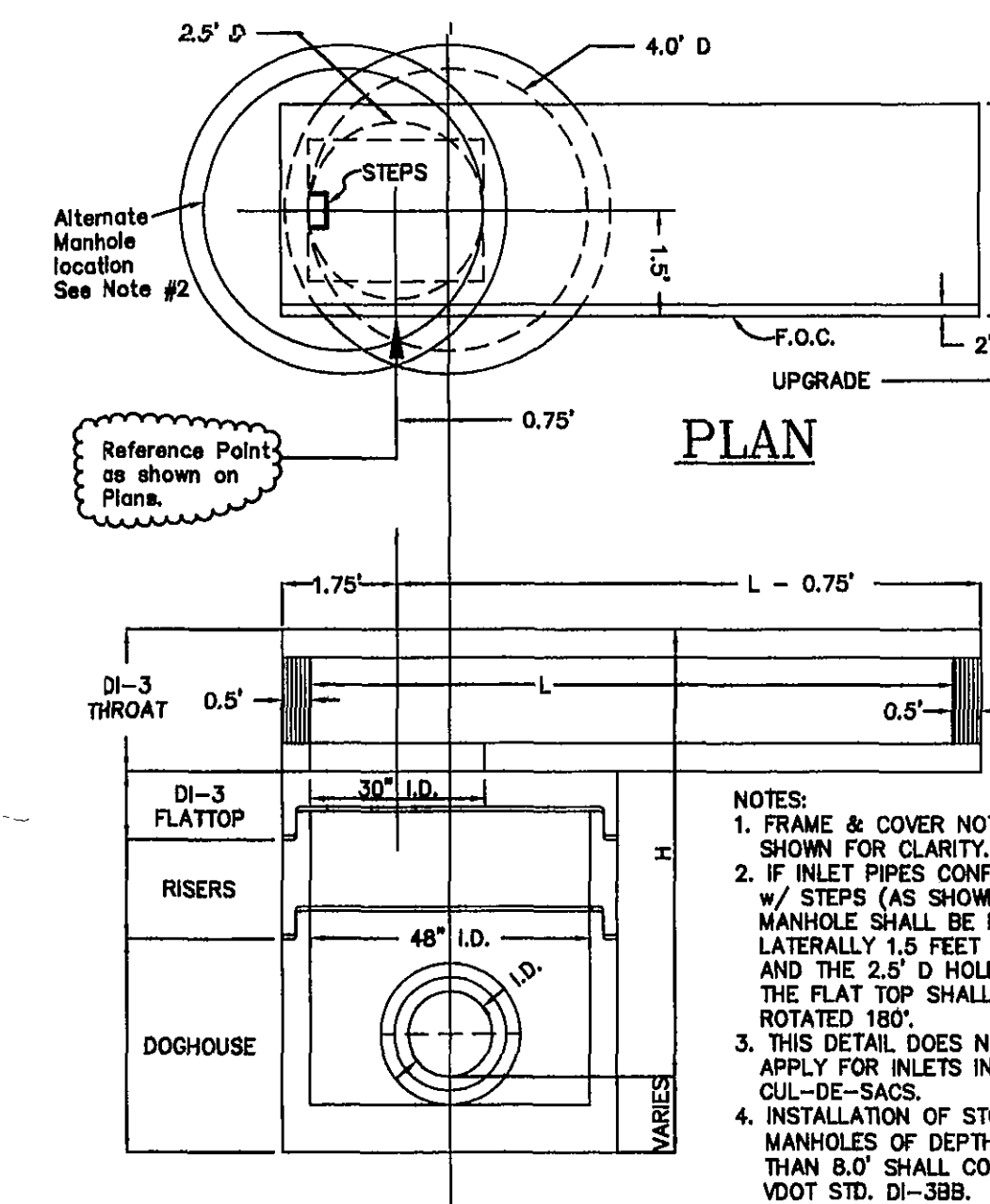
- REVISIONS OF SPECIFICATIONS AND STANDARDS**
APPROVAL OF THESE PLANS WILL BE BASED ON SPECIFICATIONS AND STANDARDS IN EFFECT AT THE TIME OF APPROVAL AND WILL BE SUBJECT, UNTIL COMPLETION OF THE ROADWAY AND ACCEPTANCE BY THE DEPARTMENT, TO FUTURE REVISIONS OF THE SPECIFICATIONS AND STANDARDS.

- REVISIONS TO DESIGN**
SPECIFIED MATERIAL CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS MUST BE APPROVED BY THE SALEM VDOT RESIDENCY OFFICE PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED DESIGN PLANS AND/OR ENGINEERING CALCULATIONS.



LOCATION DETAIL FOR DI-3A AND DI-3C (PRECAST)

NO SCALE



LOCATION DETAIL FOR DI-3B (PRECAST)

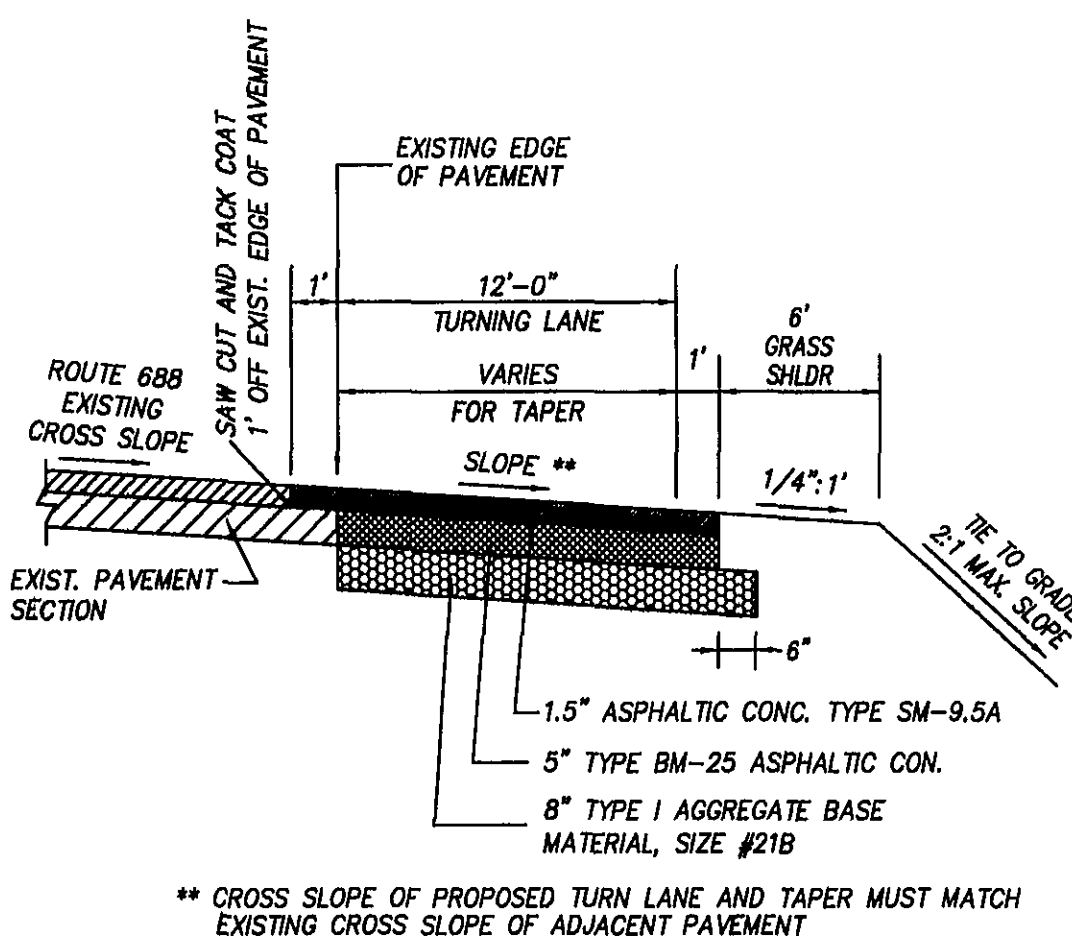
NO SCALE

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT COUNTY OF ROANOKE STANDARDS AND SPECIFICATIONS AND THE CURRENT ADDITION OF VDOT'S ROAD AND BRIDGE STANDARDS.
- 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 FURNISHED TO 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.
- 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.
- ALL WATER CONNECTIONS TO EXISTING LINES WILL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY UTILITY DEPARTMENT.
- SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE LOCATED BY THE CONTRACTOR AND MADE BY THE WESTERN VIRGINIA WATER AUTHORITY AT THE CONTRACTOR'S EXPENSE.

EROSION AND SEDIMENT CONTROL

FOR ADDITIONAL EROSION AND SEDIMENT CONTROL INFORMATION AND DETAILS SEE THE APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR "HAMPSHIRE" AND ALL REVISIONS THEREOF.



TAPER AND TURNING LANE

NO SCALE

SITE AND ZONING TABULATIONS

CURRENT ZONING: R-1C
PROPOSED USE: RESIDENTIAL / SINGLE FAMILY DETACHED (44 LOTS), ZERO LOT LINE OPTION
SITE ACREAGE: 22.74 ACRES
MINIMUM LOT AREA: 5,760 SQUARE FEET (REDUCED PER ZERO LOT LINE OPTION)
MINIMUM LOT FRONTAGE: 48' (REDUCED PER ZERO LOT LINE OPTION), 30' ALONG CUL-DE-SAC'S
SETBACKS:

SETBACK ALONG COTTON HILL ROAD = 30'

FRONT: PRINCIPAL STRUCTURES = 24' (REDUCED PER ZERO LOT LINE OPTION)
ACCESSORY STRUCTURES = BEHIND FRONT BLD LINE

SIDE: MINIMUM SIDE YARD OPPOSITE THE ZERO YARD = 10'

REAR: PRIMARY STRUCTURES ALONG ADJOINING PROPERTY AND R/W LINES = 25'
PRIMARY STRUCTURES ALONG INTERNAL PROPERTY LINES = 20' (REDUCED PER ZERO LOT LINE OPTION)
ACCESSORY STRUCTURES, 3' BEHIND FRONT BLD LINE

MAXIMUM BUILDING HEIGHT:
PRINCIPAL STRUCTURES = 45'
ACCESSORY STRUCTURES = 15', OR 25' IF THEY COMPLY WITH PRIMARY STRUCTURE SETBACK REQUIREMENTS

MAXIMUM BUILDING COVERAGE:
PRINCIPAL STRUCTURES = 40% OF TOTAL LOT AREA (REDUCED PER ZERO LOT LINE OPTION)
ACCESSORY STRUCTURES = 7% OF TOTAL LOT AREA

MAXIMUM LOT COVERAGE:
50% OF TOTAL LOT AREA

GENERAL NOTES

- THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT ROANOKE COUNTY TAX ASSESSMENT MAP 96.02-01-33.
- OWNER/DEVELOPER: COTTON HILL LAND CO., LC
P.O. BOX 20287
ROANOKE, VA 24018
- THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 1999.
- TOPOGRAPHY DATA BASED ON AERIAL SURVEY DATA.
- THE PROPERTY ON THESE PLANS SHALL BE ACCESSED BY PUBLIC ROADS.
- ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY MONET DRIVE.
- NO ENTRANCE PERMITS FOR THIS SUBDIVISION WILL BE ISSUED ONTO COTTON HILL ROAD.
- NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, VIRGINIA DEPARTMENT OF TRANSPORTATION.
- ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATE PIPE SIZES, MANHOLES, OR ESC MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. COUNTY ENGINEERS WILL REVIEW PLANS WITHIN ONE DAY OF SUBMITTAL. WITHIN ONE DAY OF SUBMITTAL, PLAN SHEETS CAN BE 8.5X11 IF THE INFORMATION IS LEGIBLE AND WITHIN THE LIMITS OF THE APPROVED PLANS.
- ANY TOPOGRAPHIC CHANGES FROM THE APPROVED PLANS MAY REQUIRE ADDITIONAL DRAINAGE STRUCTURES AND EASEMENTS AS DEEMED NECESSARY BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND ROANOKE COUNTY.
- FENCING FOR SWM POND AREA SHALL BE 6 FT. HIGH, 9 GAUGE, VINYL COATED CHAIN LINK WITH DOUBLE GATE (10 FT. WIDE) PER ROANOKE COUNTY STANDARDS.

WESTERN VIRGINIA WATER AUTHORITY GENERAL NOTES

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AUTHORITY COUNTY, AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- A PRE-CONSTRUCTION CONFERENCE SHOULD BE SCHEDULED WITH ROANOKE COUNTY ENGINEERING DIVISION, AND THE WESTERN VIRGINIA WATER AUTHORITY, TO BE HELD AT LEAST ONE (1) DAY PRIOR TO ANY CONSTRUCTION.
- ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY, ROANOKE COUNTY AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION INSPECTORS.
- THE DEVELOPER OR CONTRACTOR SHALL SUPPLY THE COUNTY, AND THE WESTERN VIRGINIA WATER AUTHORITY WITH CORRECT AS-BUILT PLANS BEFORE TENTATIVE ACCEPTANCE.
- FIELD CORRECTIONS SHALL BE APPROVED BY THE ROANOKE COUNTY ENGINEERING DIVISION AND THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO SUCH CONSTRUCTION.
- FOR INDIVIDUAL METER PRESSURES AND PRESSURE REDUCING VALVE REQUIREMENTS SEE "LOT WATER METER PRESSURE" TABLE ON PROFILE AND DETAIL SHEET 7.

PAVEMENT NOTES

- THE PRELIMINARY PAVEMENT DESIGNS SHOWN ARE BASED ON A PREDICTED SUB-GRADE CBR VALUE OF 7.0 AND A RESILIENCY FACTOR (RF) OF 2.0 AS SHOWN IN APPENDIX 1 OF THE 2000 VIRGINIA DEPARTMENT OF TRANSPORTATION PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS. THE SUB-GRADE 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 SUB-GRADE CBR VALUE AND/OR THE RF VALUE BE LESS THAN THE PREDICTED VALUES, ADDITIONAL BASE MATERIAL WILL BE REQUIRED IN ACCORDANCE WITH DEPARTMENTAL SPECIFICATIONS. REFER TO THE SAME MANUAL FOR THE NUMBER AND LOCATIONS OF THE REQUIRED SOIL SAMPLES TO BE TESTED. ALL PAVEMENT DESIGNS SHALL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL. (CHANGE VALUES FOR EACH SPECIFIC LOCATION).
- THE SUB-GRADE SHALL BE APPROVED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO THE PLACEMENT OF THE BASE. BASE SHALL BE APPROVED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE IS APPLIED.

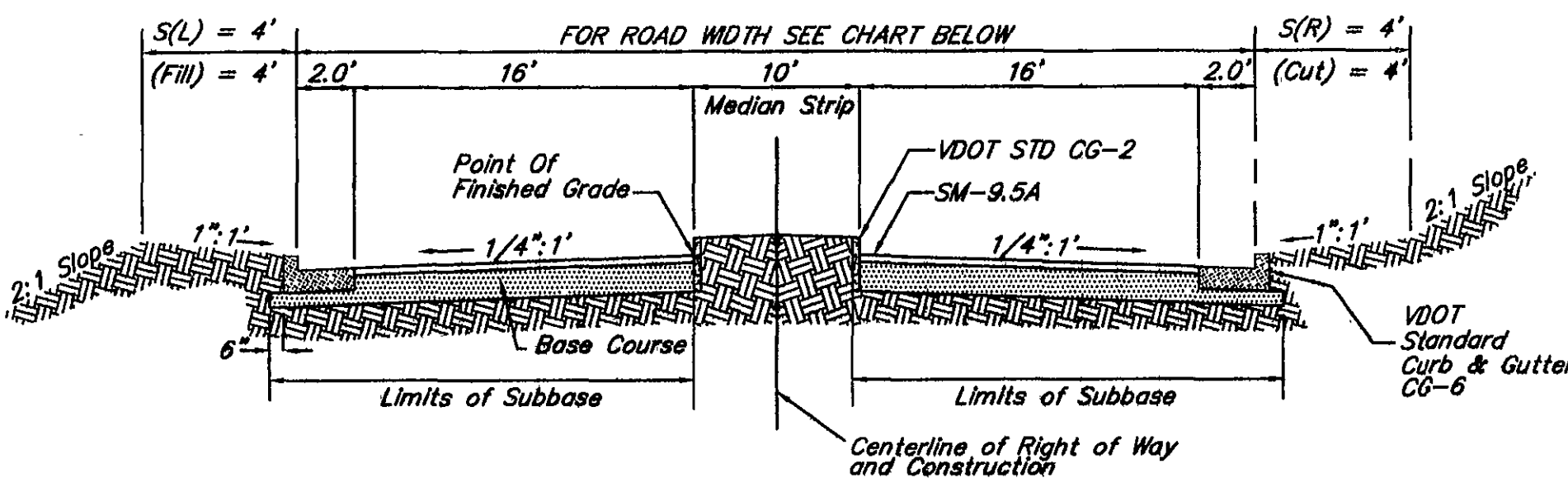
PIPE I.D.	H	L	A	B
12"	2.00'	4.00'	1.83'	1.83'
15"	2.25'	5.00'	1.83'	1.83'
18"	2.50'	6.00'	1.83'	1.83'
24"	3.17'	8.00'	1.83'	1.83'
30"	3.83'	10.00'	1.83'	1.83'
36"	4.33'	12.00'	1.83'	1.83'
42"	4.79'	14.00'	3.00'	2.83'
48"	5.33'	16.00'	3.00'	2.83'

NOTES:

- CONCRETE 4000 P.S.I.
- REINFORCING #4 @ 6" C.C. E.W. DOUBLE ROW THROUGHOUT.
- FOUR (4) BOLTS AND INSERTS ARE REQUIRED FOR 42" AND 48" E.W-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

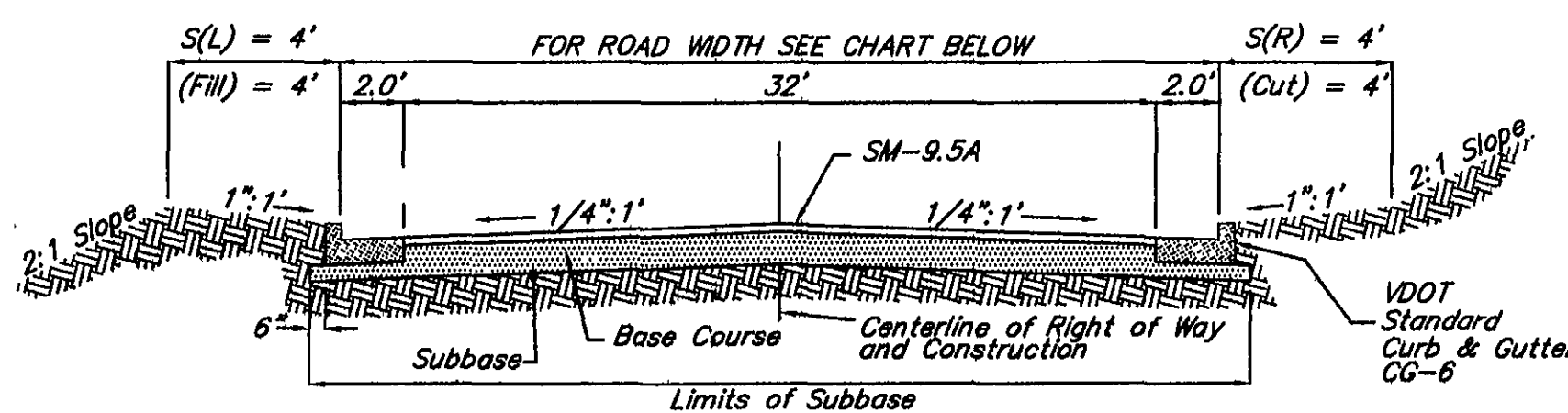


MONET DRIVE

STA 10+36.86 TO STA 10+96.86

NO SCALE

NOTE: FROM STA 10+96.86 TO STA 12+00.00 TRANSITION AS SHOWN ON DIMENSIONAL LAYOUT.



MONET DRIVE

STA 12+00.00 TO CUL-DE-SAC

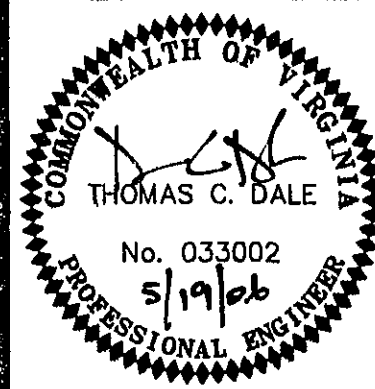
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MONET DRIVE PAVEMENT SPECIFICATIONS					
STREET NAME	FROM STATION TO STATION	ROAD WIDTH	R/W WIDTH	VPD	NUMBER OF CBR TESTS REQ'D
MONET DRIVE	10+36.86 TO 10+96.86	46' F-F WITH 10' MEDIAN STRIP	60'	440	1880 LF @ 1/500 = 4
MONET DRIVE	12+00.00 TO CUL-DE-SAC	36' F-F	50'		
PAVEMENT SPECIFICATION					
ASPH. CONCRETE, TYPE SM-9.5A (2") AGGREGATE BASE, #21B (10")					
ASPH. CONCRETE, TYPE SM-9.5A (2") AGGREGATE BASE, #21B (10")					

LUMSDEN ASSOCIATES, P.C.
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ROANOKE, VIRGINIA

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



NOTES AND DETAILS

"HAMPSHIRE"
PREPARED FOR
COTTON HILL LAND CO., LC
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

REVISIONS	DATE	DESCRIPTION
1	May 19, 2006	NO SCALE
2		COMMISSION NO. 95-359
3		SHEET 4 OF 14