

KNOW ALL MEN BY THESE PRESENT, TO WIT:
R & R JOINT VENTURE, INC. IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, KNOWN AS SECTION III, HUNTER'S GREEN, BOUNDED AS SHOWN HEREON IN DETAIL BY CORNERS THROUGH TO 1, INCLUSIVE, WHICH COMPRISES THE LAND CONVEYED TO SAID OWNER BY DEEDS FROM READ MOUNTAIN ASSOCIATES AND F & B DEVELOPERS, INC. RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY IN DEED BOOK 403, PAGE 565, AND DEED BOOK 403, PAGE 561, RESPECTIVELY, WHICH LAND IS SUBJECT TO ONE DEED OF TRUST TO THE BANK OF FINCASTLE, RECORDED IN DEED BOOK 403, PAGE 569.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.1-465 THROUGH 15.1-485 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND THE COMPLIANCE WITH THE COUNTY OF BOTETOURT "LAND SUBDIVISION ORDINANCES". THE SAID OWNER DOES BY VIRTUE OF RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF BOTETOURT ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL THE EASEMENTS ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF STREETS, SHOWN HEREON, BY THE BOARD OF SUPERVISORS OF BOTETOURT COUNTY, AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH OWNERS, THEIR HEIRS, SUCCESSORS, DEVISEES AND ASSIGNS MAY HAVE AGAINST THE COUNTY AND THE DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING PROPER GRADE LINES ON AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGES IN STREET LINES AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG STREETS AND PROPERTY LINES THEREOF.

IN WITNESS WHEREOF ARE HEREBY PLACED IN THE FOLLOWING SIGNATURES SIGNATURES AND SEALS THIS _____ DAY OF _____, 1995.

BY: R & R JOINT VENTURE, INC.

A.R. OVERBY DATE

RON GEIGER DATE

TRUSTEE: THE BANK OF FINCASTLE

JOHN F. KILBY PAUL A. TUCKER
(EITHER OF WHOM MAY SIGN)

STATE OF VIRGINIA AT LARGE
_____ OF _____

I, _____ A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT _____ OWNER, WHOSE NAME IS _____ SIGNED TO THE FOREGOING WRITING DATED _____, 19____, DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON _____, 19____, MY COMMISSION EXPIRES _____, 19____.

NOTARY PUBLIC

APPROVED:

BOTETOURT COUNTY SUBDIVISION AGENT

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS _____ DAY OF _____, 199____, AND WITH WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENTS THERETO ATTACHED IS ADMITTED TO RECORD AT _____ O'CLOCK _____ M.

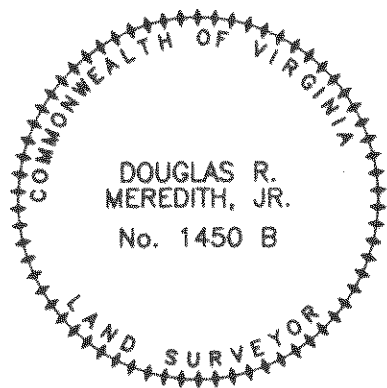
TESTE: _____
CLERK

DEPUTY CLERK

LMW P.C.
ENGINEERING - SURVEYING

PHONE (703) 345-0675 1401 2nd STREET S.W.
FAX (703) 342-4456 ROANOKE, VIRGINIA 24016

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	C16	1934.86'	77.25'	38.63'	77.25'	N 64°11'01" W	02°17'18"
1	C17	40.00'	61.28'	38.48'	55.46'	N 73°04'09" E	87°46'55"
1	C18	346.80'	77.51'	38.91'	77.34'	N 35°34'24" E	12°48'18"
1	C19	25.00'	35.90'	21.84'	32.90'	S 00°50'33" W	82°16'53"
1	C20	135.18'	77.02'	39.59'	75.98'	N 56°37'07" W	32°38'44"
2	C15	1934.86'	102.98'	51.50'	102.98'	S 66°51'08" E	03°02'58"
3	C14	1934.86'	118.58'	59.31'	118.58'	S 70°07'57" E	03°30'41"
4	C13	1934.86'	43.94'	21.97'	43.93'	N 72°32'20" W	01°18'04"
7	C12	1041.74'	130.91'	65.54'	130.83'	S 89°35'22" E	07°12'01"
7	C21	350.00'	66.80'	33.50'	66.69'	S 67°28'26" E	10°56'05"
8	C11	1041.74'	142.11'	71.17'	142.00'	S 62°04'52" E	07°48'59"
9	C10	1041.74'	125.12'	62.64'	125.05'	S 54°43'55" E	06°52'54"
10	C9	1041.74'	190.32'	95.43'	190.06'	S 46°03'27" E	10°28'03"
10	C22	350.00'	183.01'	93.65'	180.93'	N 47°01'38" W	29°57'32"
11	C8	1041.74'	159.56'	79.94'	159.40'	N 36°26'08" W	08°46'33"
13	C7	612.96'	147.31'	74.01'	146.95'	N 38°55'57" W	13°48'10"
13	C23	25.00'	22.39'	12.01'	21.65'	S 57°42'24" E	51°19'04"
13	C24	55.00'	46.87'	24.96'	45.47'	S 58°57'07" E	48°49'37"
14	C6	612.96'	89.83'	44.99'	89.75'	S 50°00'56" E	08°23'48"
14	C25	55.00'	75.46'	45.03'	69.68'	S 04°46'05" W	78°36'47"
15	C26	55.00'	86.03'	54.64'	77.52'	N 88°53'05" E	89°37'12"
16	C27	55.00'	62.95'	35.43'	59.57'	S 13°31'03" E	65°34'32"
16	C28	25.00'	22.39'	12.01'	21.65'	S 06°23'19" E	51°19'04"
19	C29	300.00'	106.87'	54.06'	106.40'	S 42°15'45" E	20°25'48"
19	C30	25.00'	43.89'	30.10'	38.46'	N 77°13'55" E	100°34'54"
20	C31	25.00'	38.81'	24.55'	35.03'	N 17°31'58" W	88°56'52"
21	C32	300.00'	29.99'	15.01'	29.98'	S 64°52'14" E	05°43'39"
22	C33	300.00'	27.26'	13.64'	27.26'	N 70°20'16" W	05°12'26"
28	C34	185.18'	105.38'	54.16'	103.96'	S 56°35'55" E	32°36'14"
28	C35	25.00'	35.90'	21.84'	32.90'	N 81°28'01" W	82°16'59"
28	C36	346.80'	47.85'	23.98'	47.81'	N 81°23'10" E	07°54'19"
29	C37	346.80'	50.50'	25.29'	50.45'	N 69°50'37" E	08°20'35"
30	C40	296.80'	79.36'	39.92'	79.13'	N 36°50'18" E	15°19'13"
30	C41	40.00'	61.71'	38.90'	55.77'	S 15°01'17" E	88°23'57"
30	C42	1934.86'	178.09'	89.11'	178.03'	S 56°35'02" E	05°16'25"
31	C39	296.80'	151.18'	77.27'	149.55'	S 58°05'28" W	29°11'05"
34	C38	975.00'	105.95'	53.03'	105.90'	S 70°34'13" W	06°13'35"
none	C1	612.96'	237.14'	120.07'	235.66'	S 43°07'51" E	22°09'58"
none	C2	1041.74'	748.03'	390.96'	732.06'	S 52°37'07" E	41°08'31"
none	C3	1934.86'	342.74'	171.82'	342.30'	S 68°06'52" E	10°08'58"
none	C4	55.00'	271.31'	44.04'	68.75'	S 57°57'08" W	282°38'08"
none	C5	296.80'	230.54'	121.44'	224.79'	N 51°25'51" E	44°30'18"



DATE:

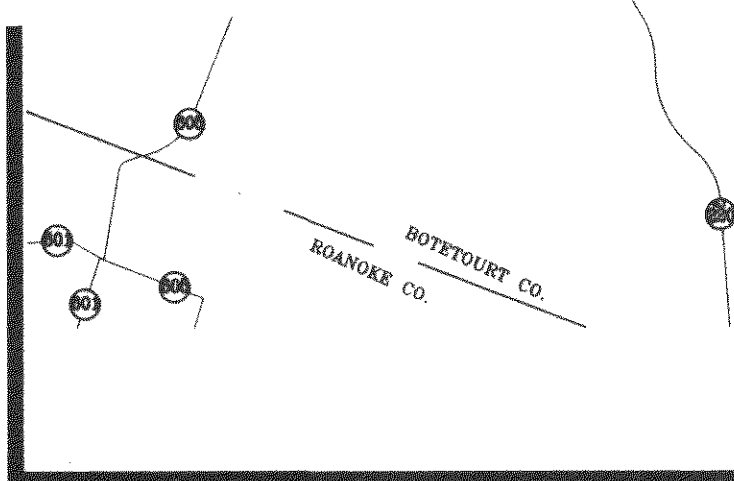
I HEREBY CERTIFY THIS PLAT OF SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

COMM. # 112-B

DWG.#112-A1

DATE: 3-3-95 SHEET 1 OF 3

PROJECT NAME: Hunter's Green Sec III
DATE: 3-95
TYPE: Site plan
LOCATION: 15
TOTAL # SHEETS: LMW
A/E FIRM: LMW
OF SETS: 1



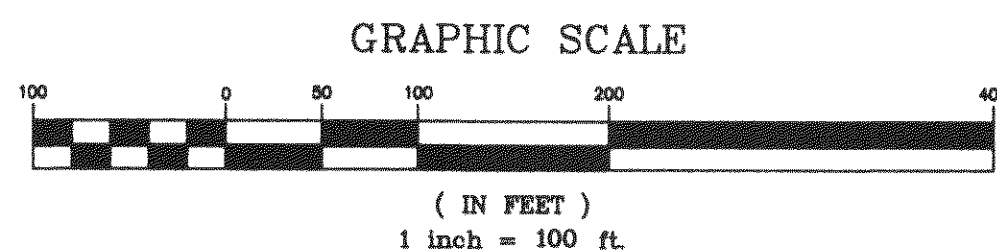
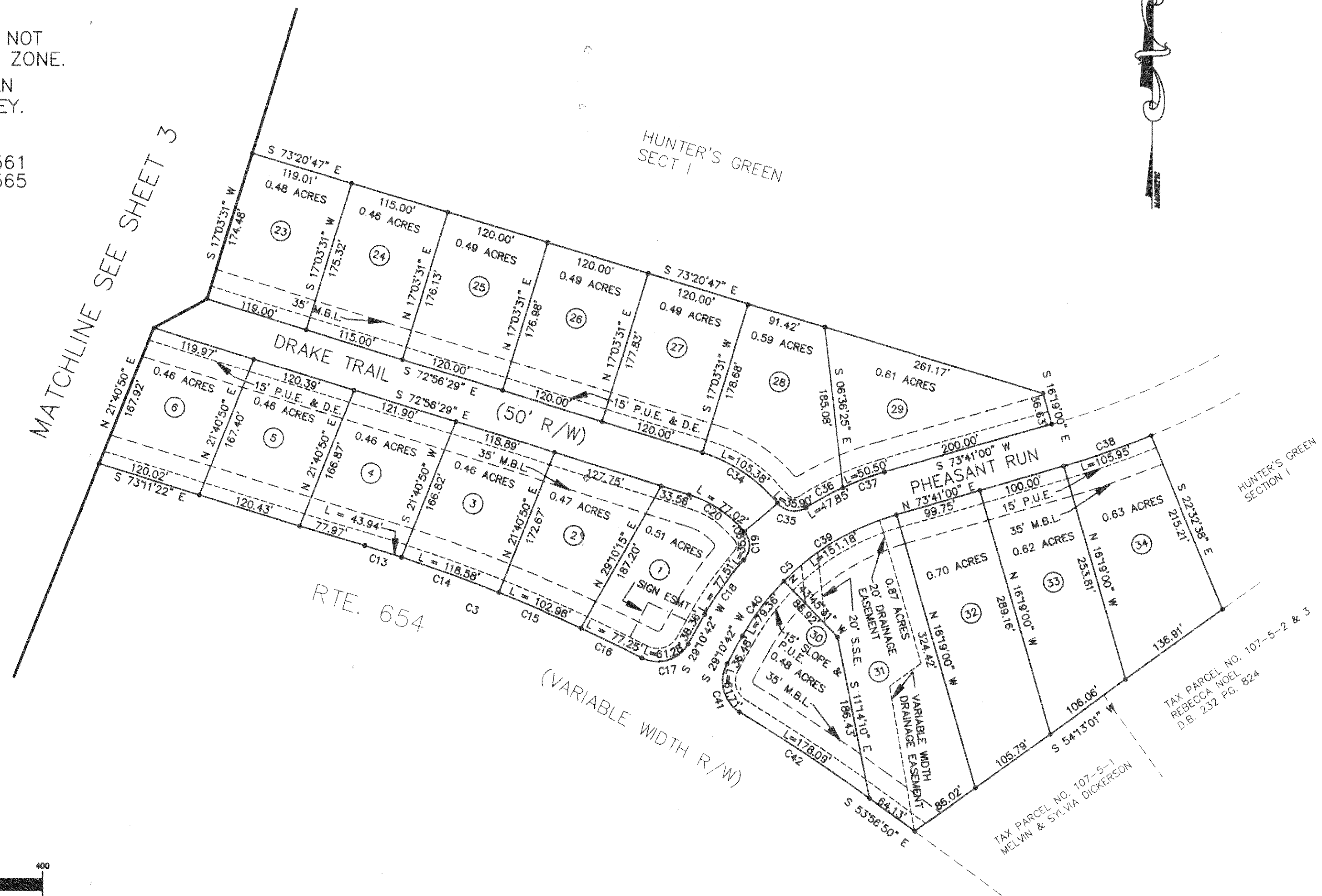
VICINITY MAP
NO SCALE

PLAT OF SURVEY
SHOWING
"HUNTER'S GREEN" SUBDIVISION
SECTION III
20.70 ACRES

FOR
R&R JOINT VENTURE, INC.
LOCATED IN
BLUE RIDGE MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
2. THIS PROPERTY AS PLATTED DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE.
3. THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY.
4. FEMA FLOOD ZONE 'X'
5. LEGAL REFERENCE: D.B. 403 PG. 561
D.B. 403 PG. 565



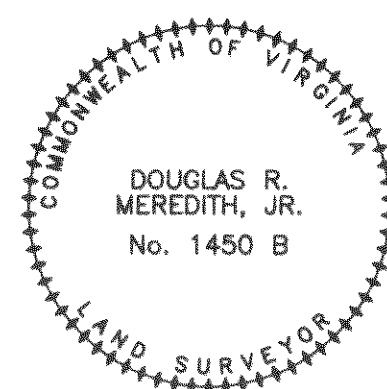
LMW P.C.
ENGINEERING - SURVEYING

PHONE (703) 345-0675
FAX (703) 342-4456

1401 2nd STREET S.W.
ROANOKE, VIRGINIA 24016

DATE:

I HEREBY CERTIFY THIS PLAT OF SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF



COMM. # 112-B

DWG.#112-A2

DATE: 3-3-95 SHEET 2 OF 3

PLAT OF SURVEY
SHOWING
"HUNTER'S GREEN" SUBDIVISION
SECTION III
20.70 ACRES
FOR
R&R JOINT VENTURE, INC.
LOCATED IN
BLUE RIDGE MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA

PROPERTY OF
BOTETOURT COUNTY SCHOOL BOARD
D.B. 112 PG. 172

LEGEND
— SURVEYED PROPERTY LINE
--- DEED LINE
○ EXISTING IRON FOUND
● SET IRON REBAR

LMW P.C.
ENGINEERING - SURVEYING

PHONE (703) 345-0675

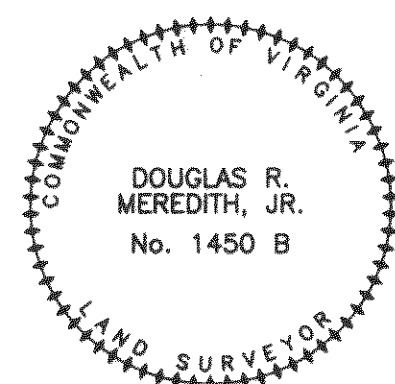
FAX (703) 342-4456

1401 2nd STREET S.W.

ROANOKE, VIRGINIA 24016

DATE:

I HEREBY CERTIFY THIS PLAT OF
SURVEY TO BE CORRECT TO THE BEST
OF MY KNOWLEDGE AND BELIEF



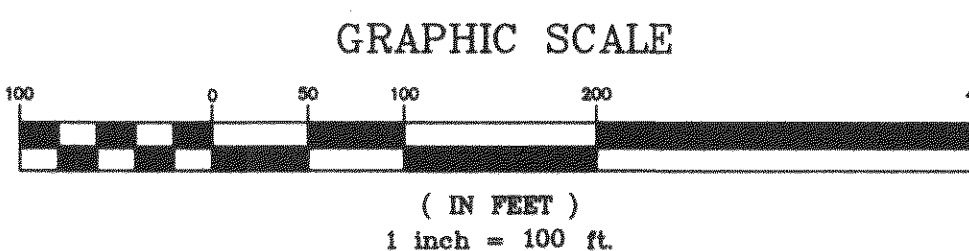
COMM. # 112-B

DWG.#112-A3

DATE: 3-3-95 **SHEET 3 OF 3**

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
2. THIS PROPERTY AS PLATTED DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE.
3. THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY.
4. FEMA FLOOD ZONE 'X'
5. LEGAL REFERENCE: D.B. 403 PG. 561
D.B. 403 PG. 565



**PLAT OF SURVEY
SHOWING
"HUNTER'S GREEN" SUBDIVISION
SECTION III
20.70 ACRES
FOR
R&R JOINT VENTURE, INC.
LOCATED IN
BLUE RIDGE MAGISTERIAL DISTRICT
BOTETOURT COUNTY, VIRGINIA**

HUNTER'S GREEN SECTION III BOTETOURT COUNTY, VIRGINIA

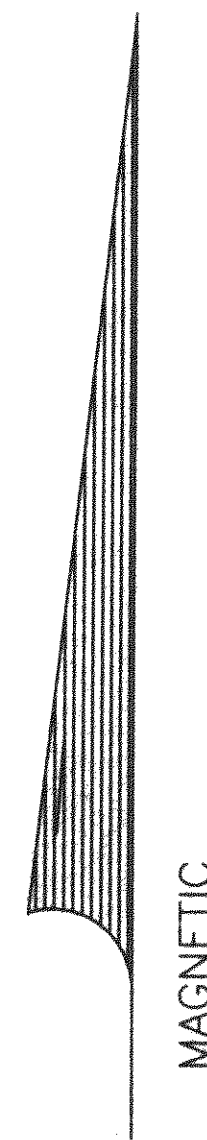
owner

R & R JOINT VENTURE, INC.

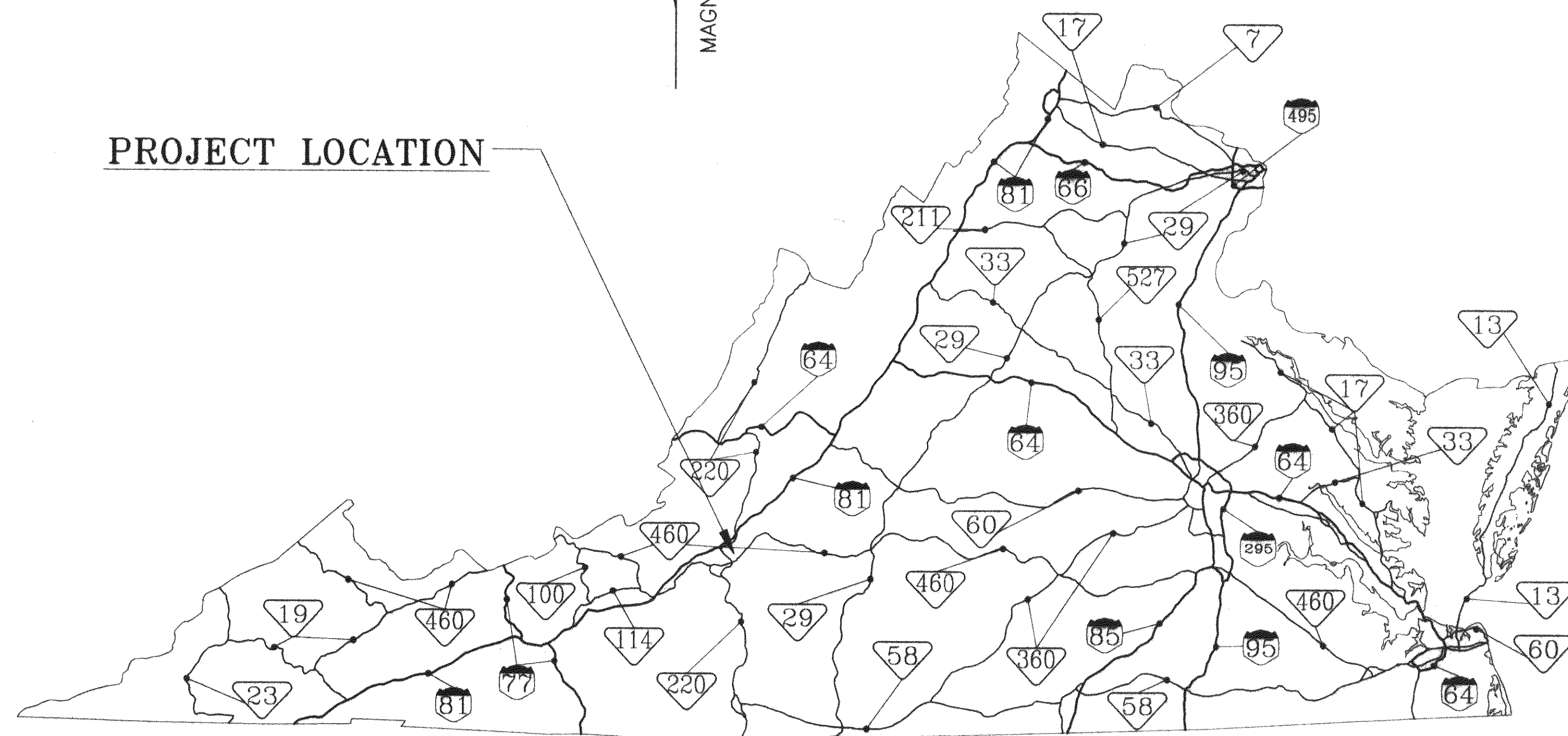
A.R. OVERBAY

RON GEIGER

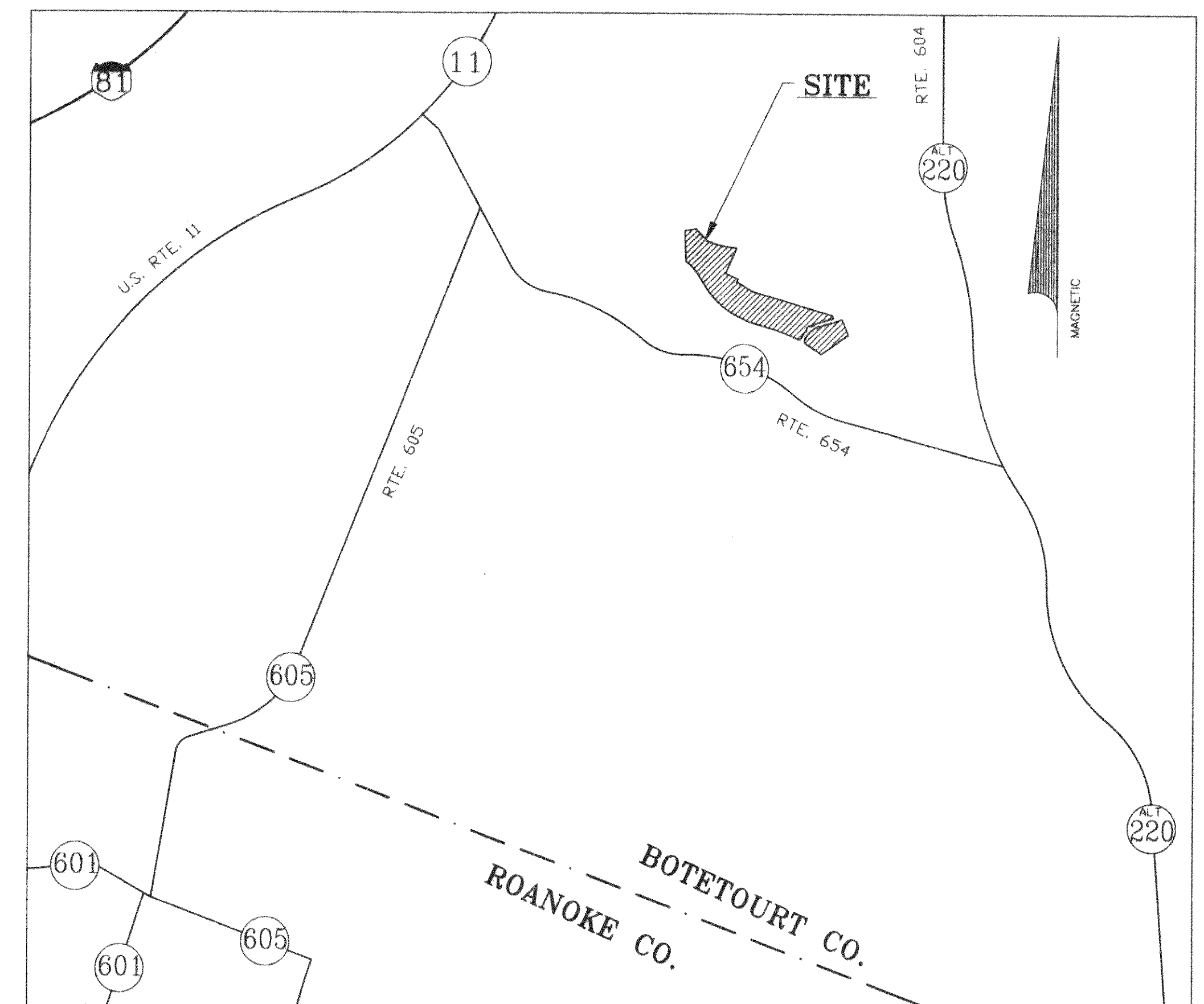
*P.O. BOX 386
BLUE RIDGE, VIRGINIA 24064*



PROJECT LOCATION



LOCATION MAP



VICINITY MAP

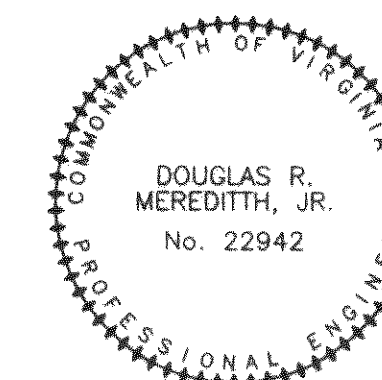
LMWP.C.
ENGINEERING - SURVEYING

1401 2nd STREET

ROANOKE, VA. 24016

PHONE: (703) 345-0675

FAX (703) 342-4456



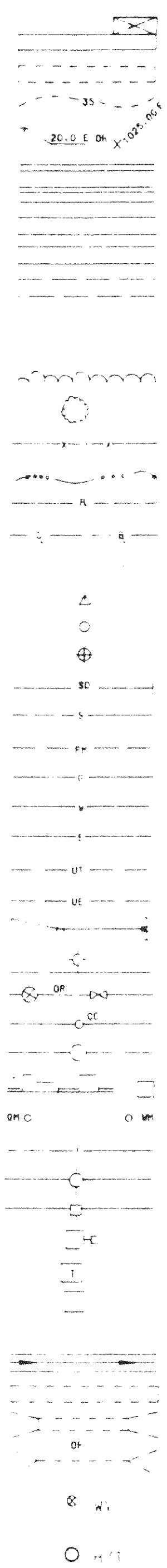
COMM. NO. 112-B
SET NO. _____

ABBREVIATIONS

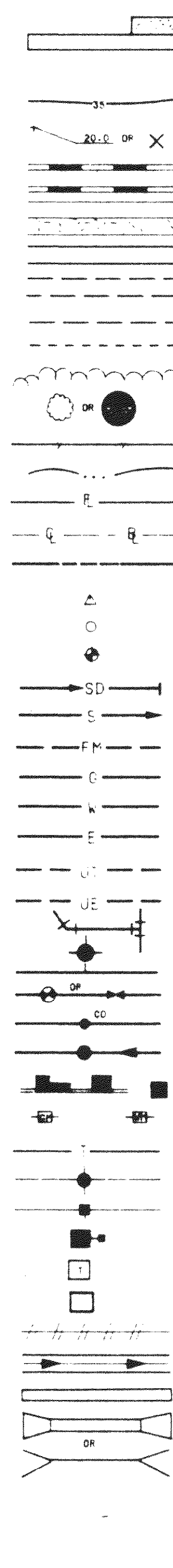
AB	ANCHOR BOLT	AB	ANCHOR BOLT
ABAN	ABANDON OR ABANDONED	AB	ANCHOR BOLT
ABUT	ABUTMENT	AB	ANCHOR BOLT
ABY	ABOVE	AB	ANCHOR BOLT
AC	ACCOMMODATE	AB	ANCHOR BOLT
AD	ADDITIONAL	AB	ANCHOR BOLT
ADJ	ADJACENT	AB	ANCHOR BOLT
AF	ADJUST	AB	ANCHOR BOLT
AG	AGGREGATE	AB	ANCHOR BOLT
AH	ANCHOR	AB	ANCHOR BOLT
AL	ALUMINUM	AB	ANCHOR BOLT
ALT	ALTERNATE	AB	ANCHOR BOLT
AN	ANCHOR	AB	ANCHOR BOLT
APPROX	APPROXIMATE	AB	ANCHOR BOLT
ARCH	ARCHITECTURAL	AB	ANCHOR BOLT
AWA	AMERICAN WATER WORKS ASSOCIATION	AB	ANCHOR BOLT
B	BRICK	AB	ANCHOR BOLT
B1	BITUMINOUS	AB	ANCHOR BOLT
B2	BELL JOINT	AB	ANCHOR BOLT
B3	BELL JOINT	AB	ANCHOR BOLT
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B5	BELL JOINT	AB	ANCHOR BOLT
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B98	BELL JOINT	AB	ANCHOR BOLT
B99	BELL JOINT	AB	ANCHOR BOLT
B100	BELL JOINT	AB	ANCHOR BOLT

LEGEND

EXISTING



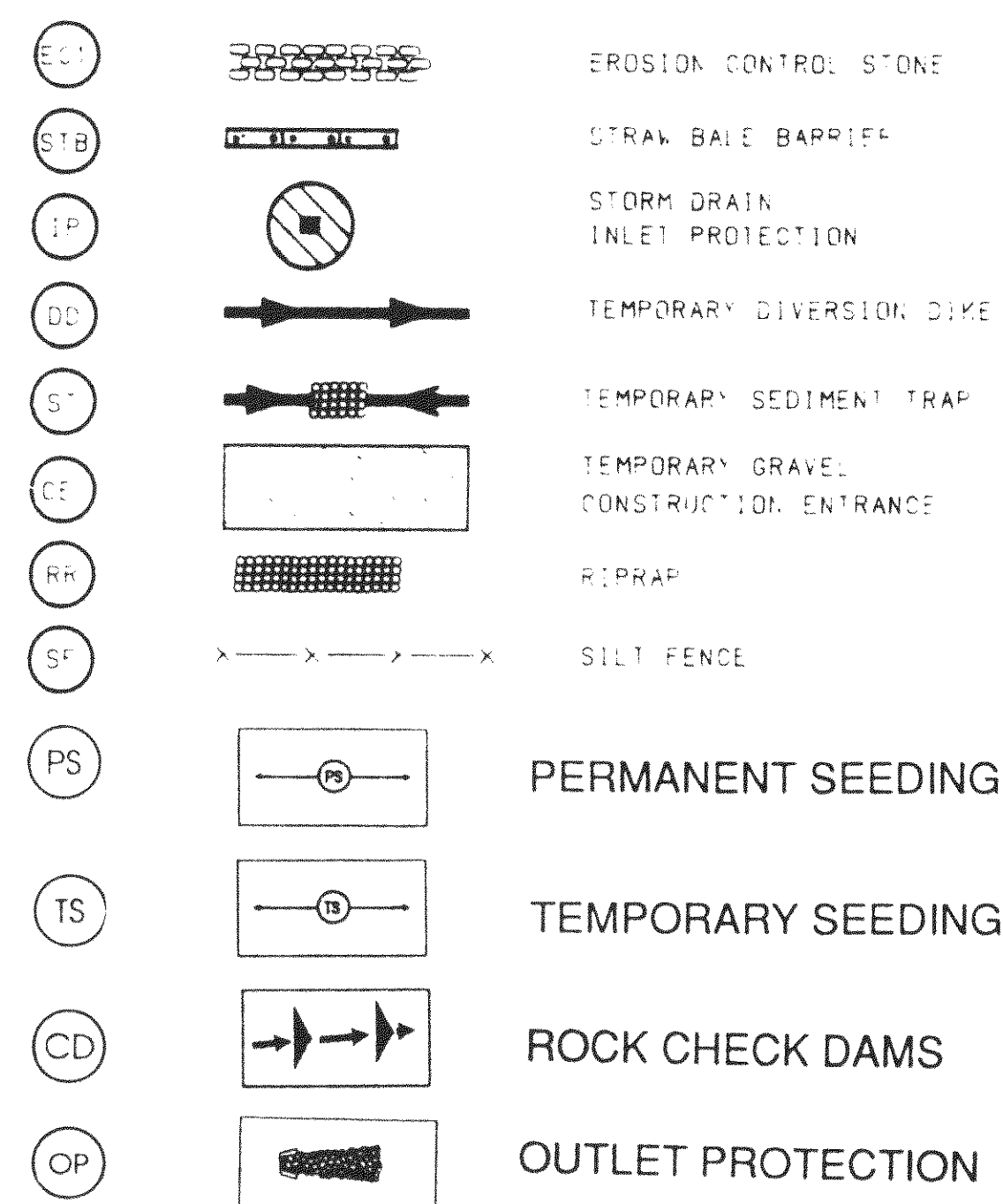
NEW



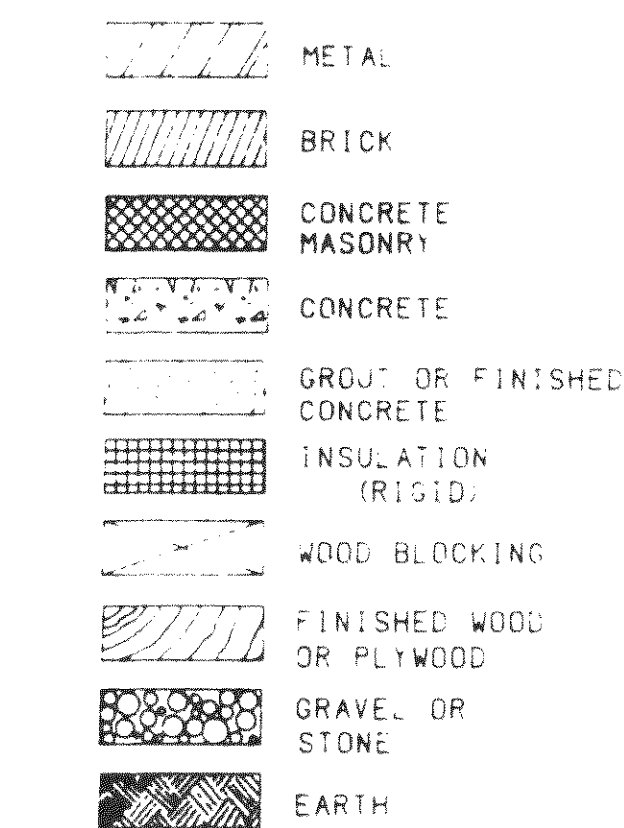
DESCRIPTION

BUILDING WITH PORCH OR STOOP
FOUNDATION ONLY
CONTOUR, CONTOUR WITH ELEVATION
SPOT ELEVATION
CONCRETE CURB
CONCRETE CURB & GUTTER
CONCRETE WALK OR SLAB
PAVEMENT
UNPAVED OR GRAVEL ROAD
CONSTRUCTION EASEMENT
PERMANENT EASEMENT
TREE LINE
TREE OR SHRUB
FENCE
CENTERLINE CREEK, SWALE OR DITCH
PROPERTY LINE
CENTERLINE OR BASELINE
LIMIT OF WORK LINE
FIELD SURVEY TRAVERSE POINT
P.O. OR P.T.
GEOLOGIC BORE HOLE
STORM DRAIN AND ENDWALL
SANITARY SEWER
FORCE MAIN
GAS MAIN OR SERVICE LINE
WATER MAIN OR SERVICE LINE
ELECTRICAL LINE
UNDERGROUND TELEPHONE LINE
UNDERGROUND ELECTRICAL LINE
PIPE FITTINGS
FIRE HYDRANT
GATE VALVE
CLEANOUT
MANHOLE
DROP INLET (CURB AND GRATING TYPES)
G.M. - GAS METER, W.M. - WATER METER
TELEPHONE LINE
TELEPHONE POLE, GUY AND ANCHOR
POWER POLE, GUY AND ANCHOR
LIGHT POLE
TELEPHONE PEDESTAL
BURIED TELEPHONE VAULT
ABANDON OR REMOVE
PAVED DITCH
DRIVEWAY CULVERT
CULVERT WITH FLARED END SECTION
WATER VALVE
HUB AND TACK
AIR RELEASE VALVE

EROSION AND SEDIMENT CONTROL SYMBOLS



MATERIALS SYMBOLS



SHEET INDEX

- #1 COVER SHEET
- #2 ABBREVIATION, LEGENDS & GENERAL NOTES
- #3 ROADWAY CONSTRUCTION NOTES & TYPICAL SECTIONS
- #4 PLAN
- #5 PLAN
- #6 PROFILE
- #7 PROFILE
- #8 SEWER DETAILS
- #9 WATER DETAILS
- #10 E & S CONTROL & STORMWATER MANAGEMENT DETAILS
- #11 UTILITIES SPECIFICATIONS

GENERAL NOTES

THE LOCATION OF EXISTING UTILITIES, INCLUDING UNDERGROUND UTILITIES IS INDICATED ON THE DRAWINGS IN SO FAR AS THEIR EXISTENCE AND LOCATION WERE KNOWN AT THE TIME OF PREPARATION OF THESE DRAWINGS. HOWEVER, NOTHING IN THESE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS A GUARANTEE THAT SUCH UTILITIES ARE IN THE LOCATION INDICATED OR THAT THEY ACTUALLY EXIST OR THAT OTHER UTILITIES ARE NOT WITHIN THE AREA OF OPERATIONS. THE CONTRACTOR SHALL MAKE ALL NECESSARY INVESTIGATIONS TO DETERMINE THE EXISTENCE AND LOCATIONS OF SUCH UTILITIES. THE CONTRACTOR SHALL PAY FOR ANY DAMAGE TO AND FOR MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES.

EXISTING WATER LINE LOCATIONS BOTH HORIZONTAL AND VERTICAL ARE APPROXIMATE. THE LOCATION IS NOT THE RESULT OF A FIELD SURVEY.

THE CONTRACTOR IS DIRECTED TO DIG AND LOCATE ALL UTILITIES IN ADVANCE OF PIPELAYING TO ALLOW FOR ADJUSTMENTS DUE TO CONFLICTS WITH EXISTING UTILITIES. SHOULD A CONFLICT ARISE THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY.

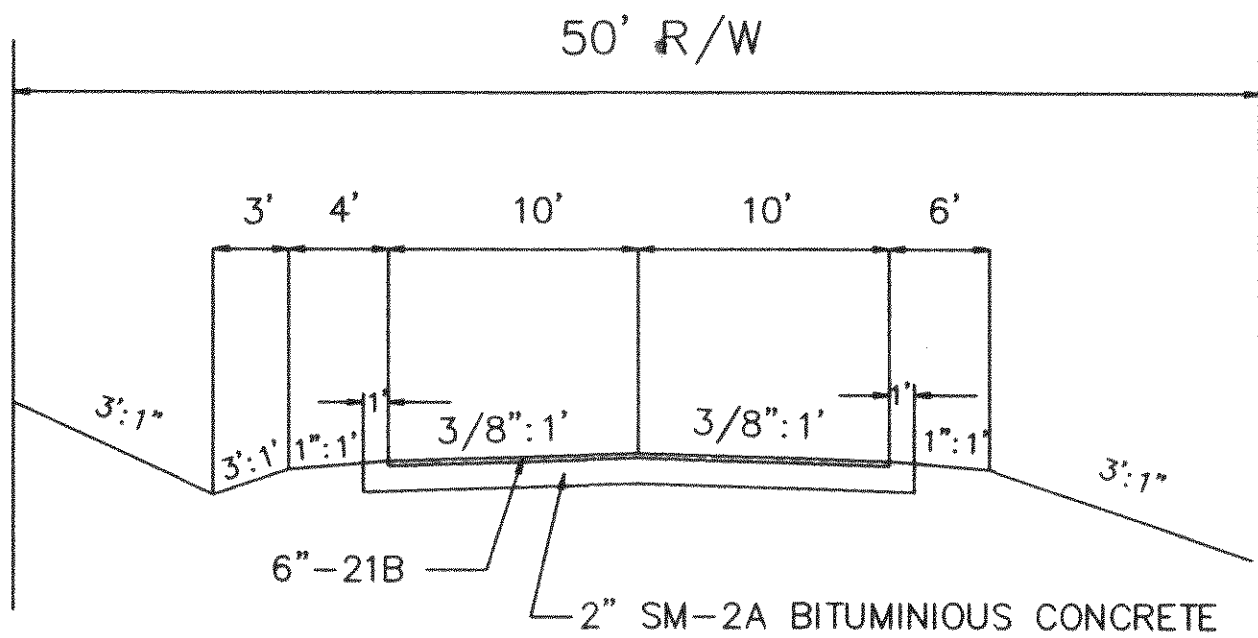
THE CONTRACTOR IS REQUIRED TO NOTIFY "MISS UTILITY" AT 1-800-552-7001 AT LEAST TWO, BUT NOT MORE THAN TEN WORKING DAYS IN ADVANCE OF CONSTRUCTION.

DESIGNED	DME	HUNTERS GREEN SECTION III ABBREVIATION, LEGENDS & GENERAL NOTES BOTETOURT COUNTY, VIRGINIA	SCALE	NONE	COMM. NO.	112-C
DRAWN	DME		DATE	3/95	SHEET	2
CHECKED	RCW					
APPROVED	RCW					
SUBMITTED	RCW					

PHONE (703) 342-0675
 FAX (703) 342-4036
 1401 1st STREET S.W.
 RICHMOND, VIRGINIA 23298

VIRGINIA DEPARTMENT OF TRANSPORTATION NOTES:

1. QUALITY CONTROL
- STREETS TO BE GRADED, PAVED AND ALL STRUCTURAL COMPONENTS ERECTED IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMEN
TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS AND ROAD DESIGN STANDARDS, BOTETOURT COUNTY & 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 TEXT 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 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.
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-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.
4. EROSION CONTROL AND LANDSCAPING
- CARE MUST BE TAKEN DURING CONSTRUCTION TO PREVENT EROSION, DUST AND MUD FROM DAMAGING ADJACENT PROPERTY, CLOGGING DITCHES,
TREAKING 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.
5. INTERSECTION PAVEMENT RADIUS
- MINIMUM PAVEMENT RADIUS OF 25 FEET IS REQUIRED AT ALL STREET INTERSECTIONS.
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 AD 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 GURARRAILS ARE TO BE INSTALLED THE SOULDER 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 NNED 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 CONFLUCE, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN,
CALL "MISS UTILITY" OF CENTRAL VIRGINIA AT 1-800-552-7001.
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.



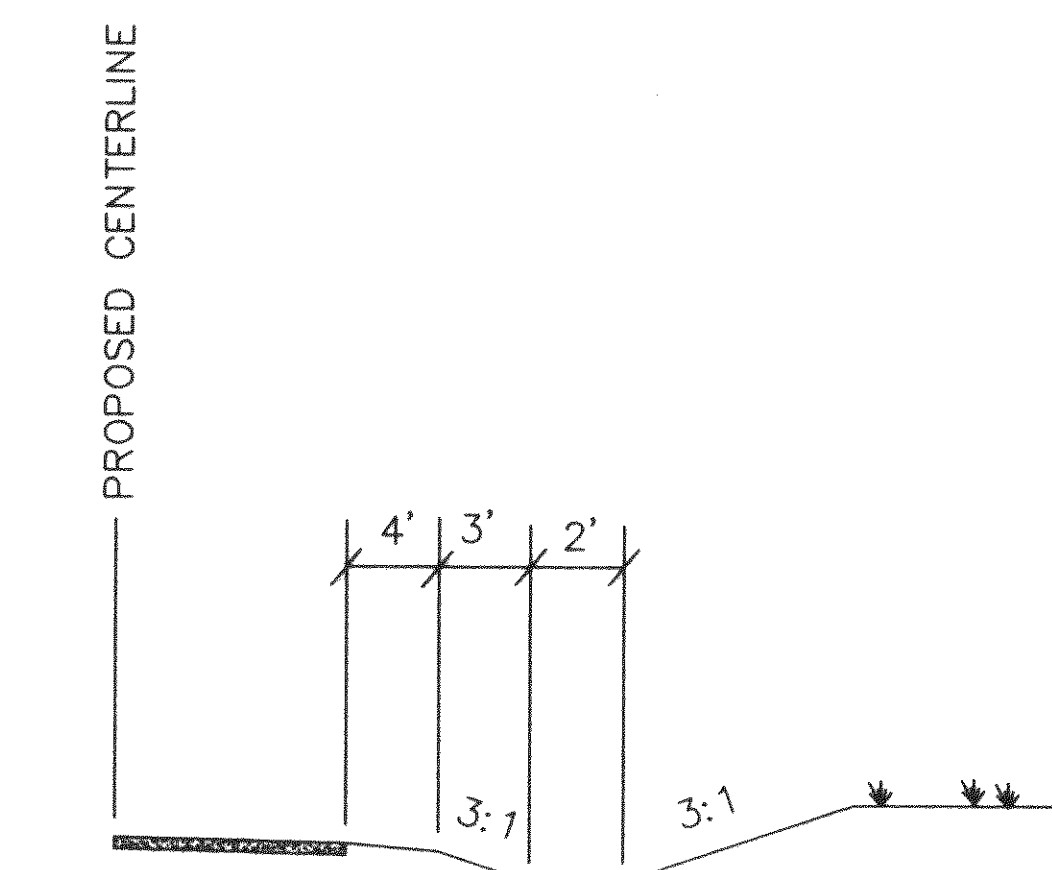
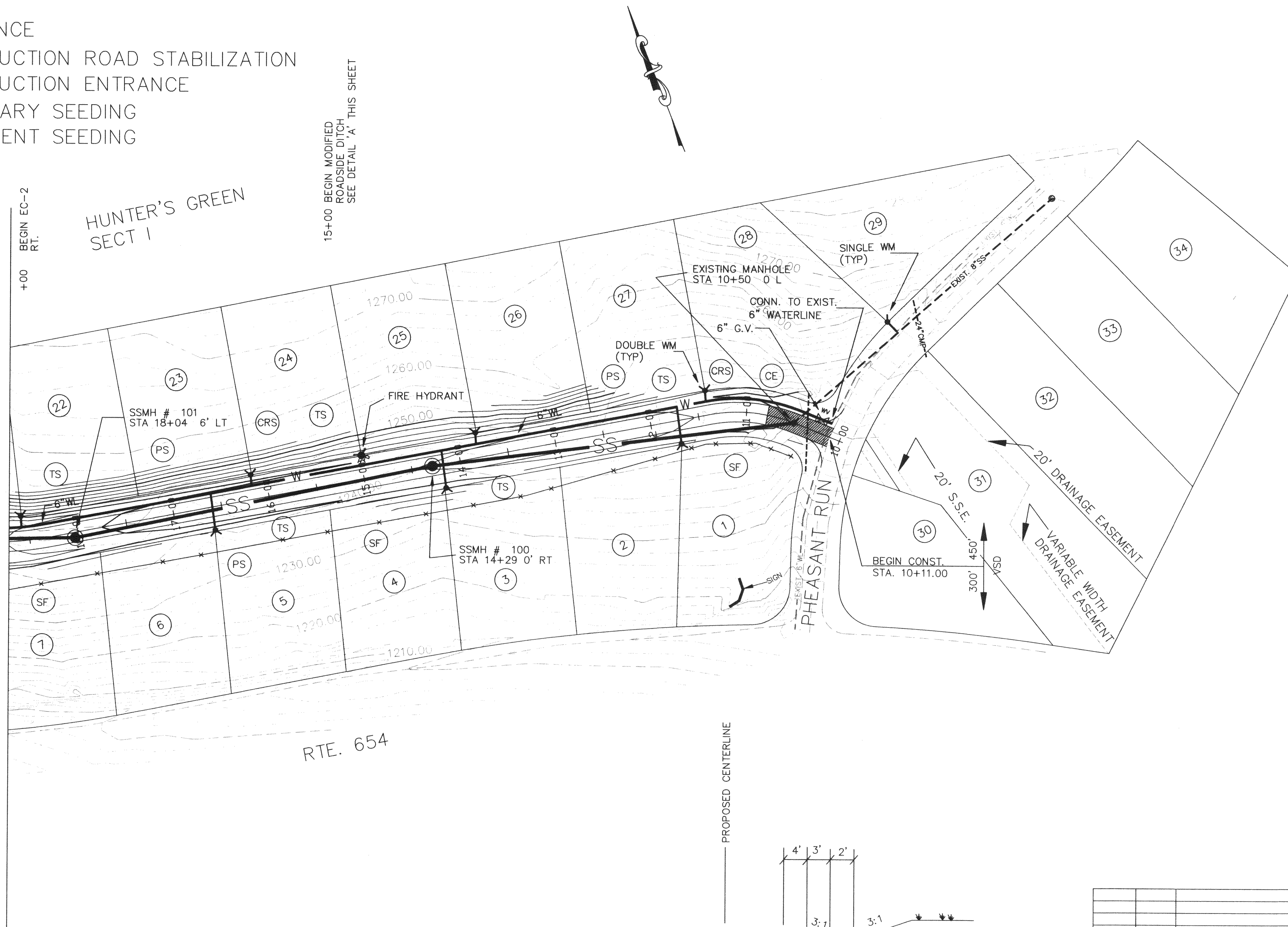
TYPICAL — PAVEMENT SECTION
NO SCALE

REVISION	DATE	DESCRIPTION	BY	APP.
DESIGNED	DME	HUNTERS GREEN SECTION III ROADWAY CONSTRUCTION AND GENERAL NOTES BOTETOURT COUNTY, VIRGINIA		
DRAWN	DME			
CHECKED	RCW			
APPROVED	RCW			
SUBMITTED	RCW			
JMW P.C. ENGINEERING - SURVEYING PHONE (703) 345-0675 FAX (703) 342-4456		1481 8th STREET S.W. ROANOKE, VIRGINIA 24066		SCALE: NONE DATE: 3/95 COMM. NO. 112-C SHEET 3

EROSION & SEDIMENT CONTROL LEGEND

- (SF) SILT FENCE
- (CRS) CONSTRUCTION ROAD STABILIZATION
- (CE) CONSTRUCTION ENTRANCE
- (TS) TEMPORARY SEEDING
- (PS) PERMANENT SEEDING

MATCH LINE SHEET # 5



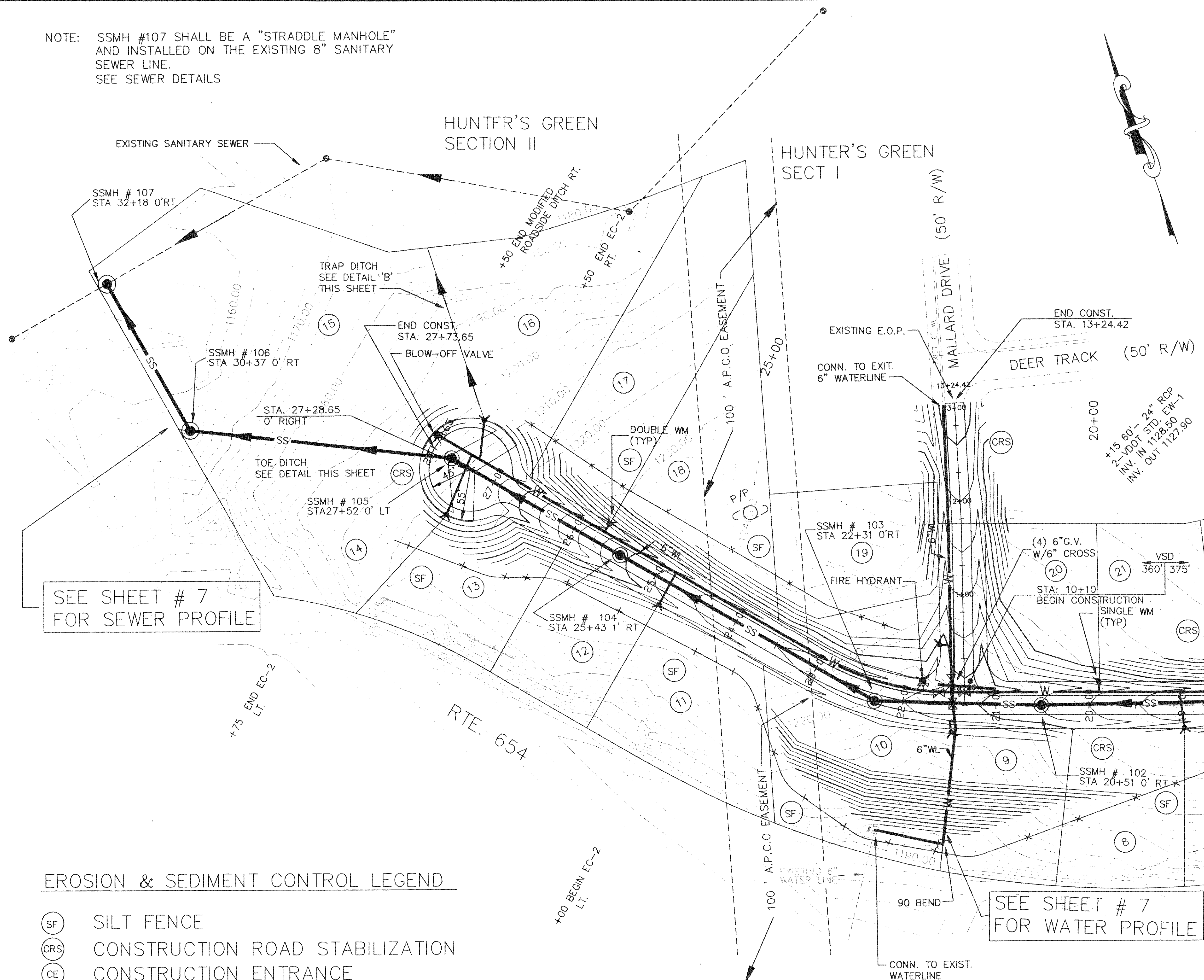
REVISION	DATE	DESCRIPTION	BY	APP.
DESIGNED	DME			
DRAWN	DME			
CHECKED	RCW			
APPROVED	RCW			
SUBMITTED	RCW			

HUNTERS GREEN SECTION III	
PLAN	
BOTETOURT COUNTY, VIRGINIA	

IMW P.C. PHONE: (703) 345-0675 FAX: (703) 348-4456	1401 2ND STREET, S.W. RICHMOND, VIRGINIA 23106	SCALE: 1"=50' HORIZ. 1"=10' VERT.	COMM. NO. 112-C DATE: 3/95 SHEET 4
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112CPLN4

NOTE: SSMH #107 SHALL BE A "STRADDLE MANHOLE" AND INSTALLED ON THE EXISTING 8" SANITARY SEWER LINE.
SEE SEWER DETAILS

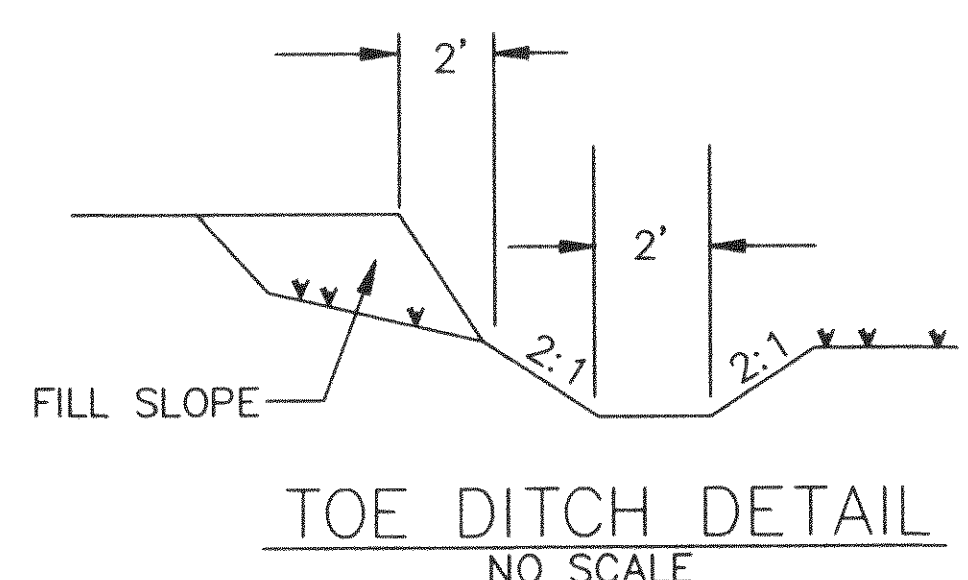
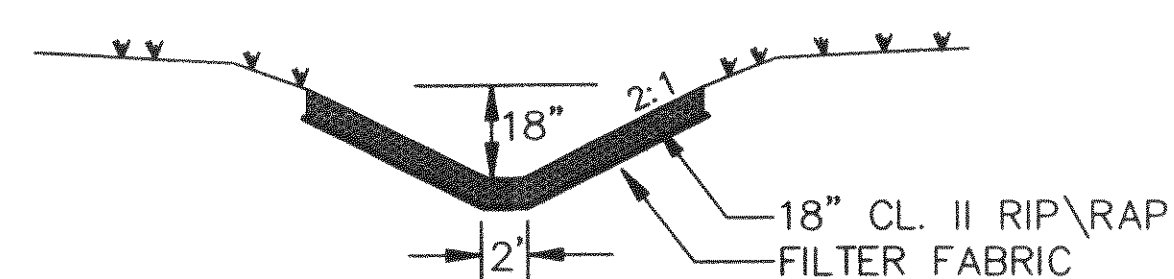


SEE SHEET # 7
FOR SEWER PROFILE

SEE SHEET # 7
FOR WATER PROFILE

EROSION & SEDIMENT CONTROL LEGEND

- (SF) SILT FENCE
- (CRS) CONSTRUCTION ROAD STABILIZATION
- (CE) CONSTRUCTION ENTRANCE
- (TS) TEMPORARY SEEDING
- (PS) PERMANENT SEEDING



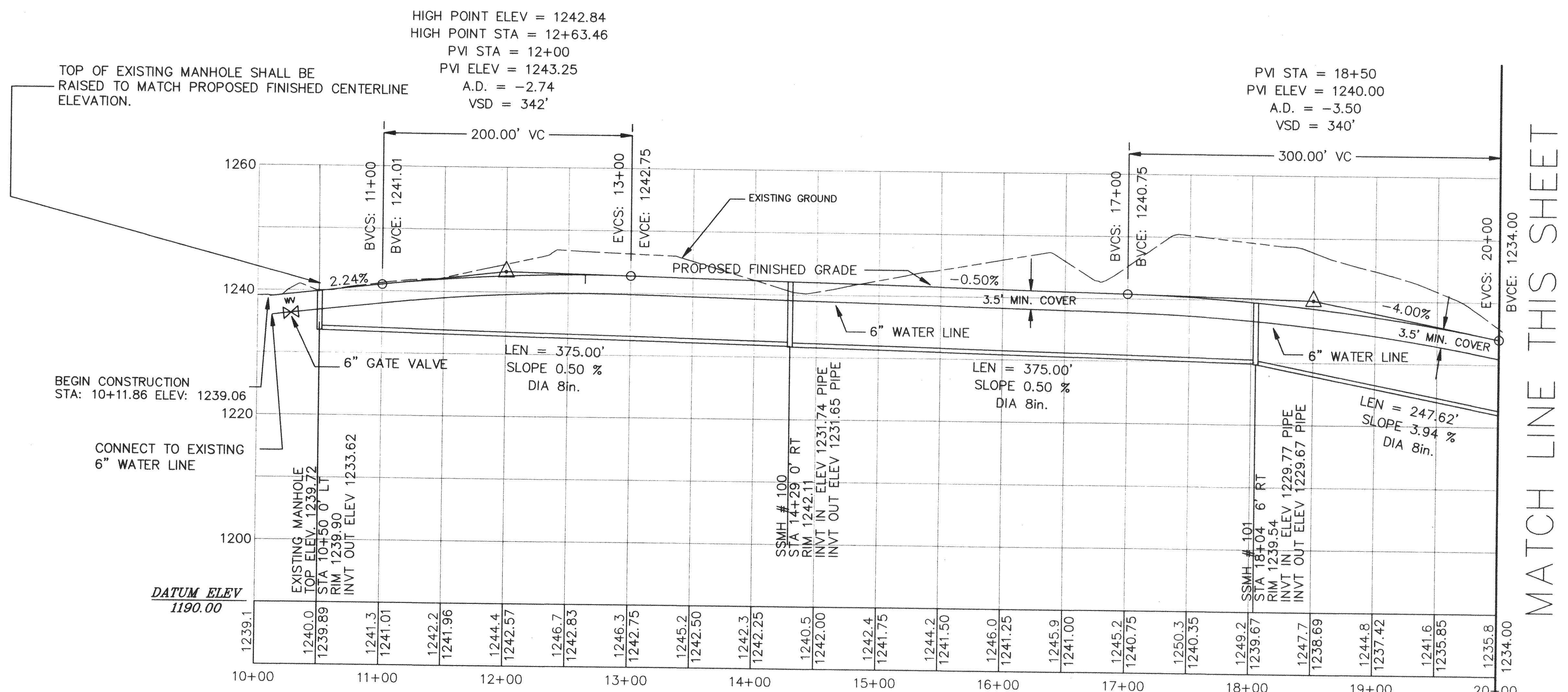
MATCH LINE SHEET # 4

REVISION	DATE	DESCRIPTION	BY	APP.
DESIGNED	DME			
DRAWN	DME			
CHECKED	RCW			
APPROVED	RCW			
SUBMITTED	RCW			

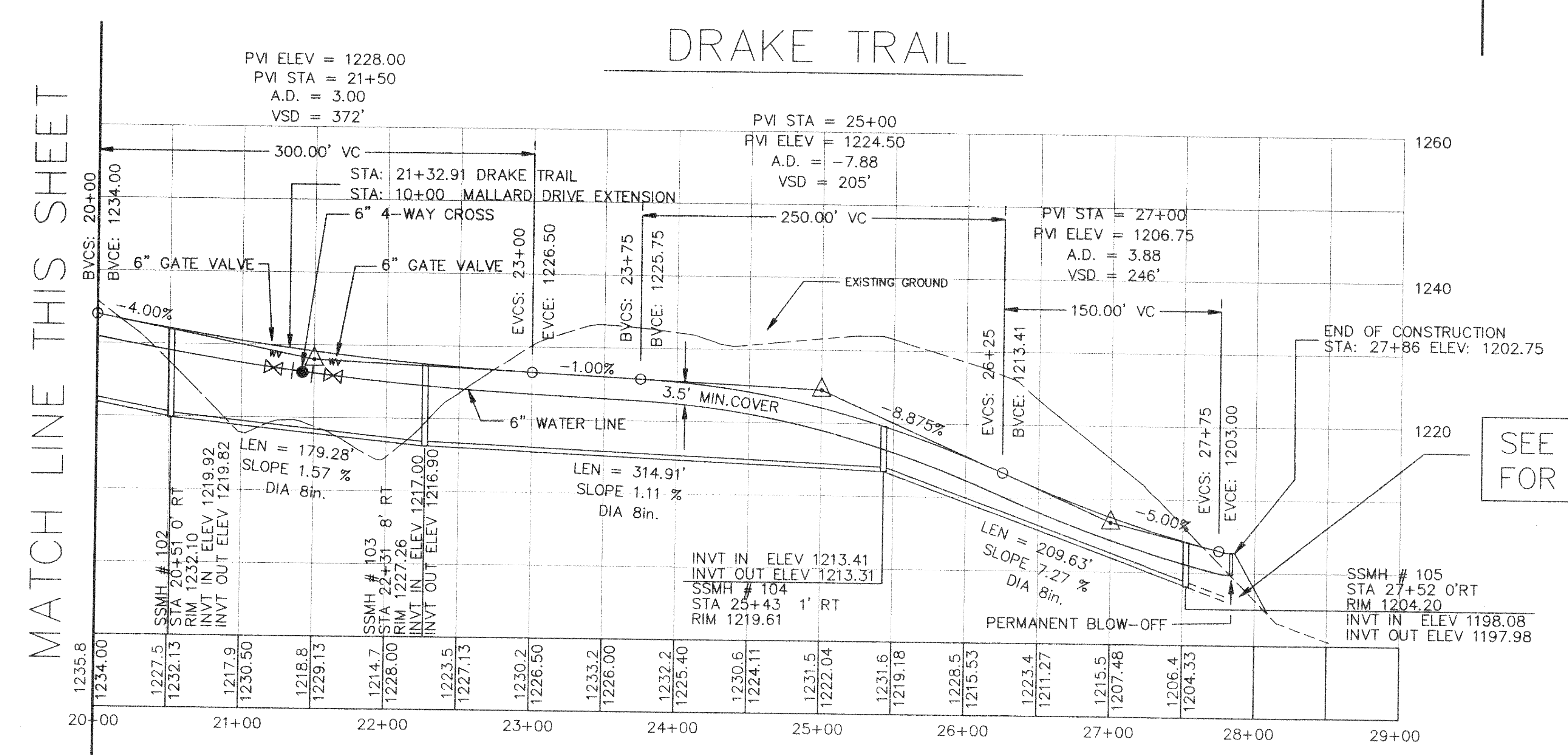
HUNTERS GREEN SECTION III	
PLAN	
BOTETOURT COUNTY, VIRGINIA	

	1"=50' HORIZ. SCALE: 1"=10' VERT.	COMM. NO. 112-C
PHONE (703) 345-0673 FAX (703) 345-4406	1401 2nd STREET S.W. RICHMOND, VIRGINIA 23294	DATE: 3/95 SHEET 5

112CPLN4



MATCH LINE THIS SHEET



SEE SHEET # 7
FOR CONT. OF SANITARY SEWER

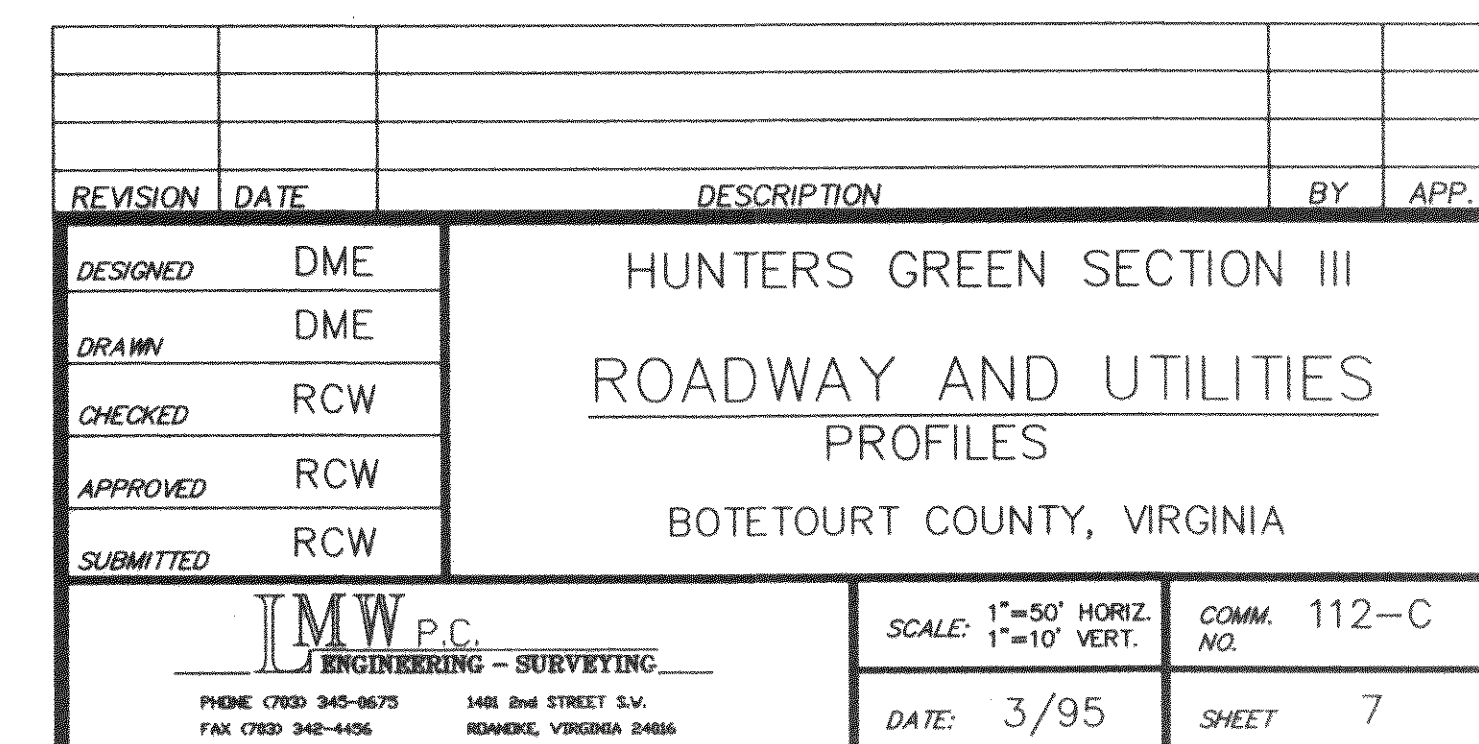
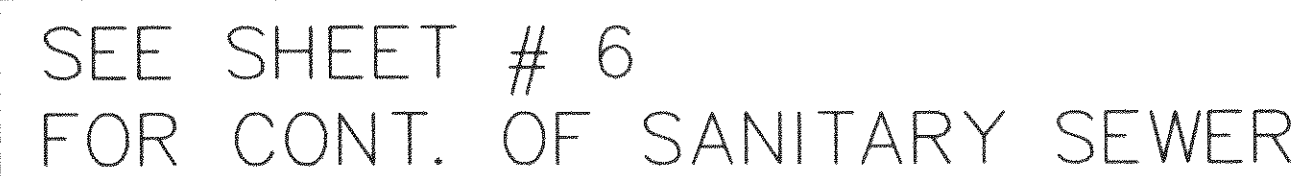
MATCH LINE THIS SHEET

DESIGNED	DME	HUNTERS GREEN SECTION III ROADWAY AND UTILITIES PROFILES BOTETOURT COUNTY, VIRGINIA	SCALE:	1"=50' HORIZ.	COMM. NO. 112-C DATE: 3/95 SHEET 6
DRAWN	DME		1"=10' VERT.		
CHECKED	RCW				
APPROVED	RCW				
SUBMITTED	RCW				

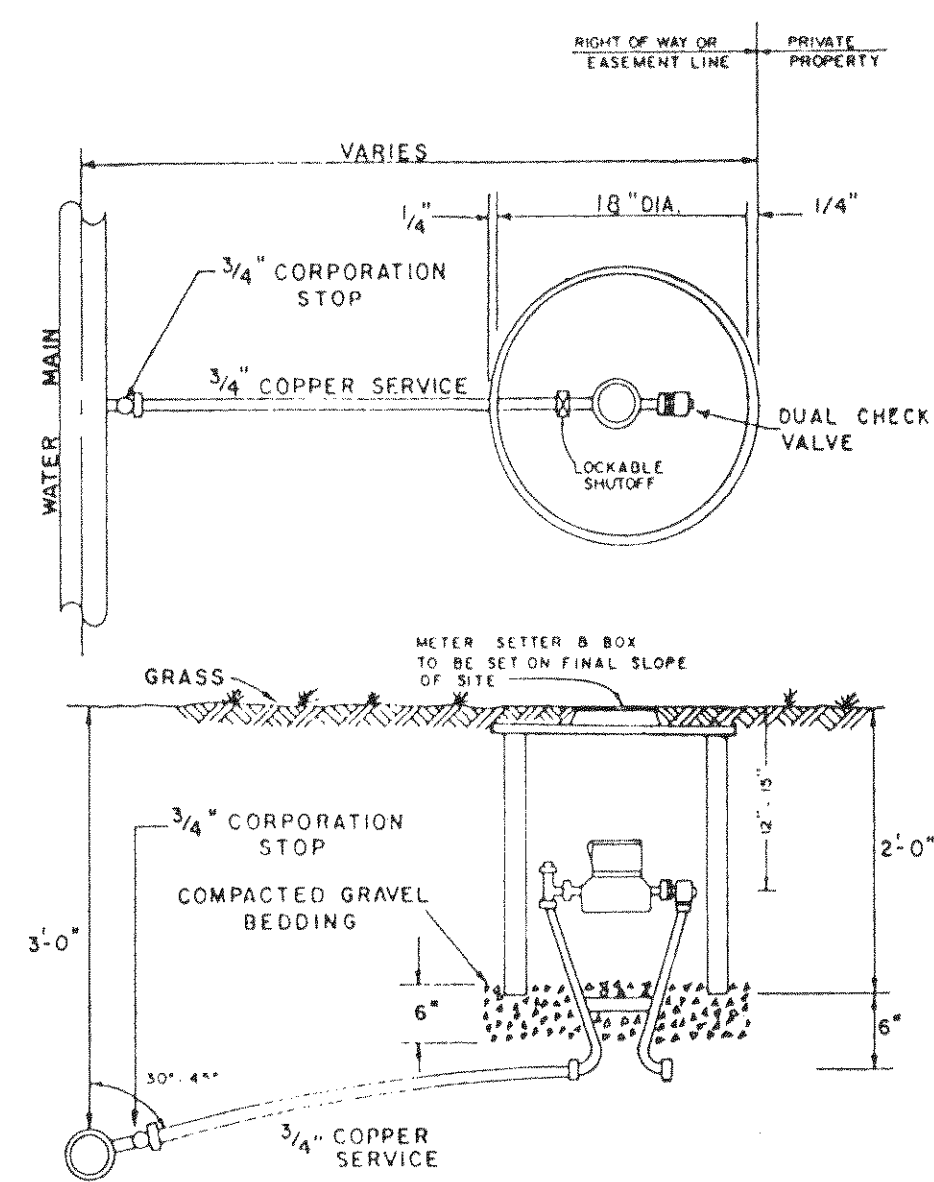
IMW P.C.
ENGINEERING - SURVEYING

PHONE (703) 345-0675
FAX (703) 345-4456

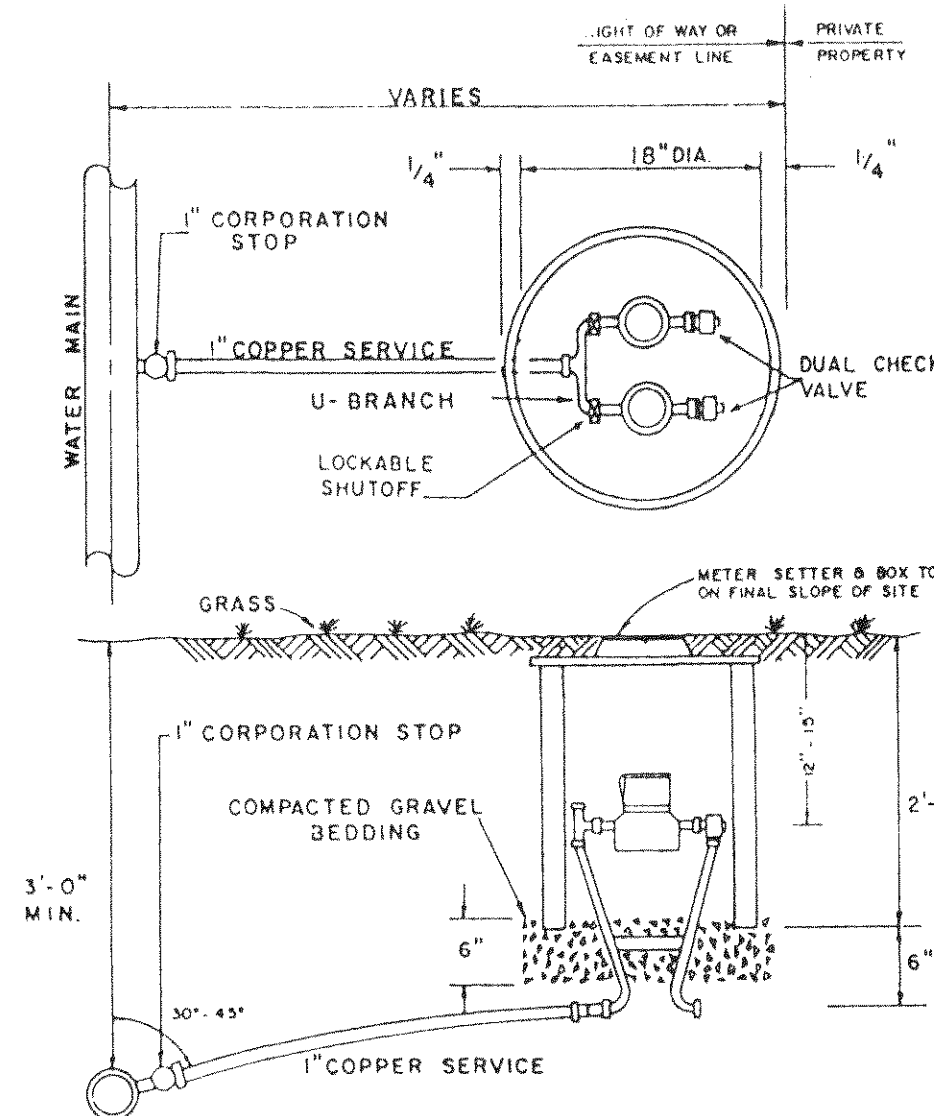
1401 BAY STREET S.W.
RENO, VIRGINIA 22409



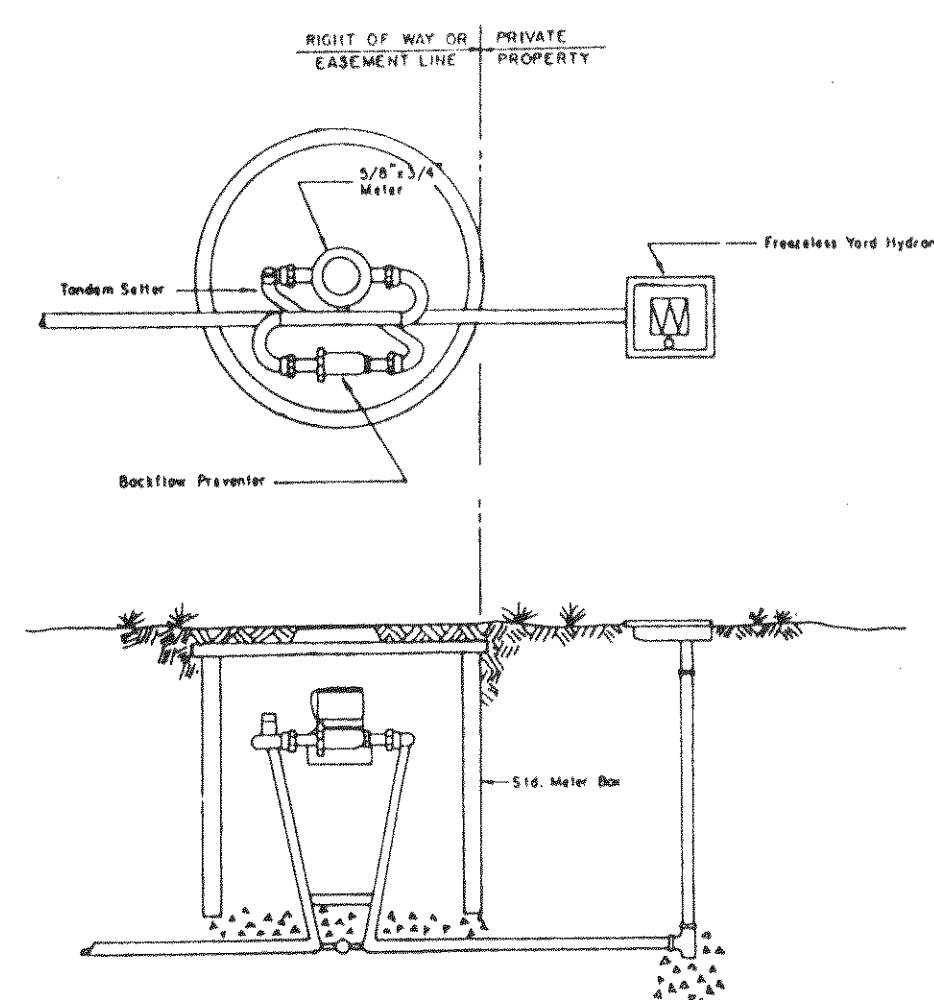
SANITARY SEWER DETAILS



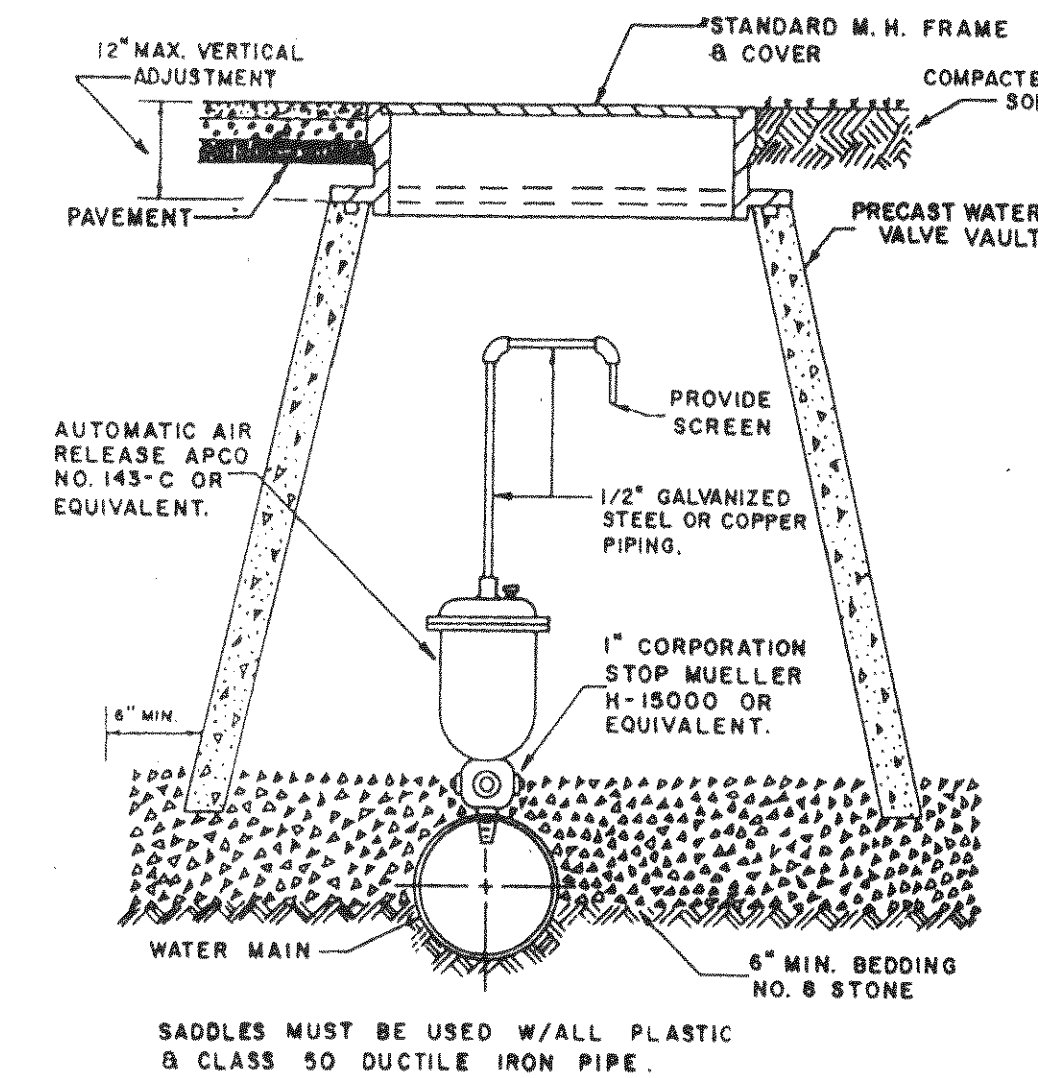
SINGLE RESIDENTIAL WATER SERVICE



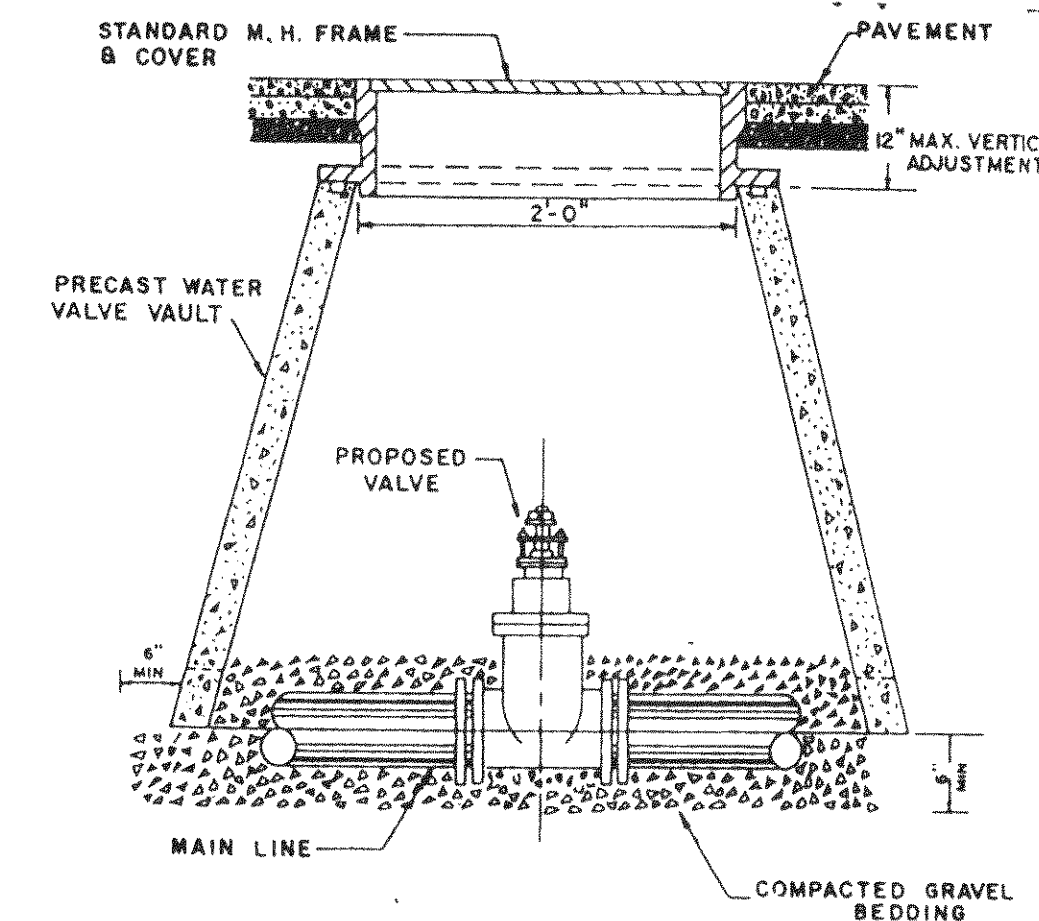
DOUBLE RESIDENTIAL WATER SERVICE



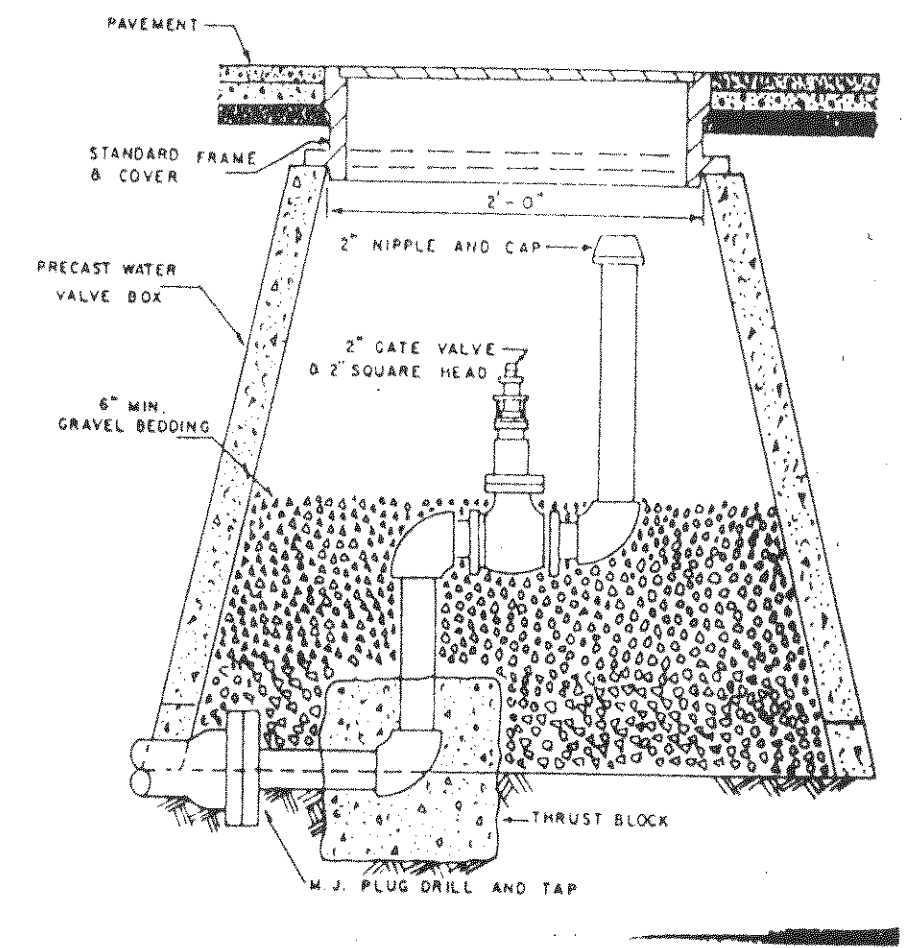
TYPICAL SPRINKLER SERVICE



AUTOMATIC AIR RELEASE ASSEMBLY

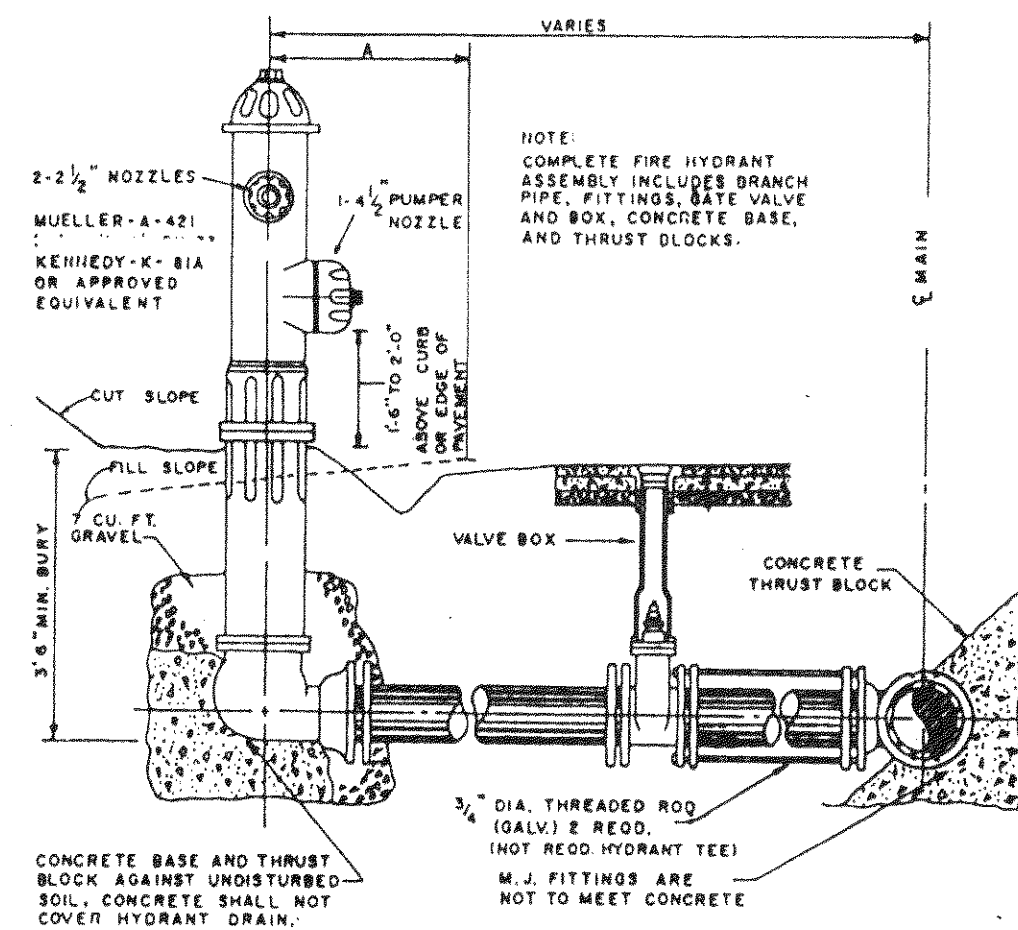


WATER LINE VALVE INSTALLATION

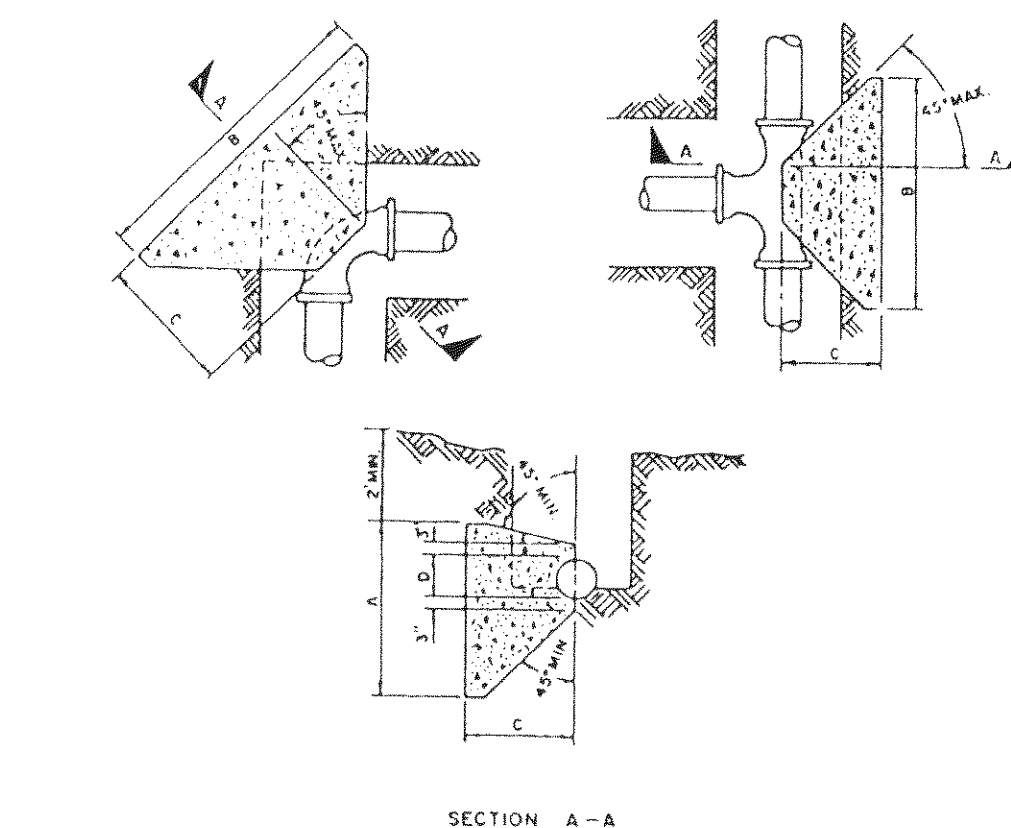


PERMANENT END OF LINE

- 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 GUTTER, 6' MIN., 12' MAX. FROM EDGE OF PAVEMENT.
 - (4) AREA AROUND HYDRANT AT A RADIUS OF 4', TOP APPROXIMATELY LEVEL AND UNOBTURBED EXCEPT FOR ROAD CONSTRUCTION.



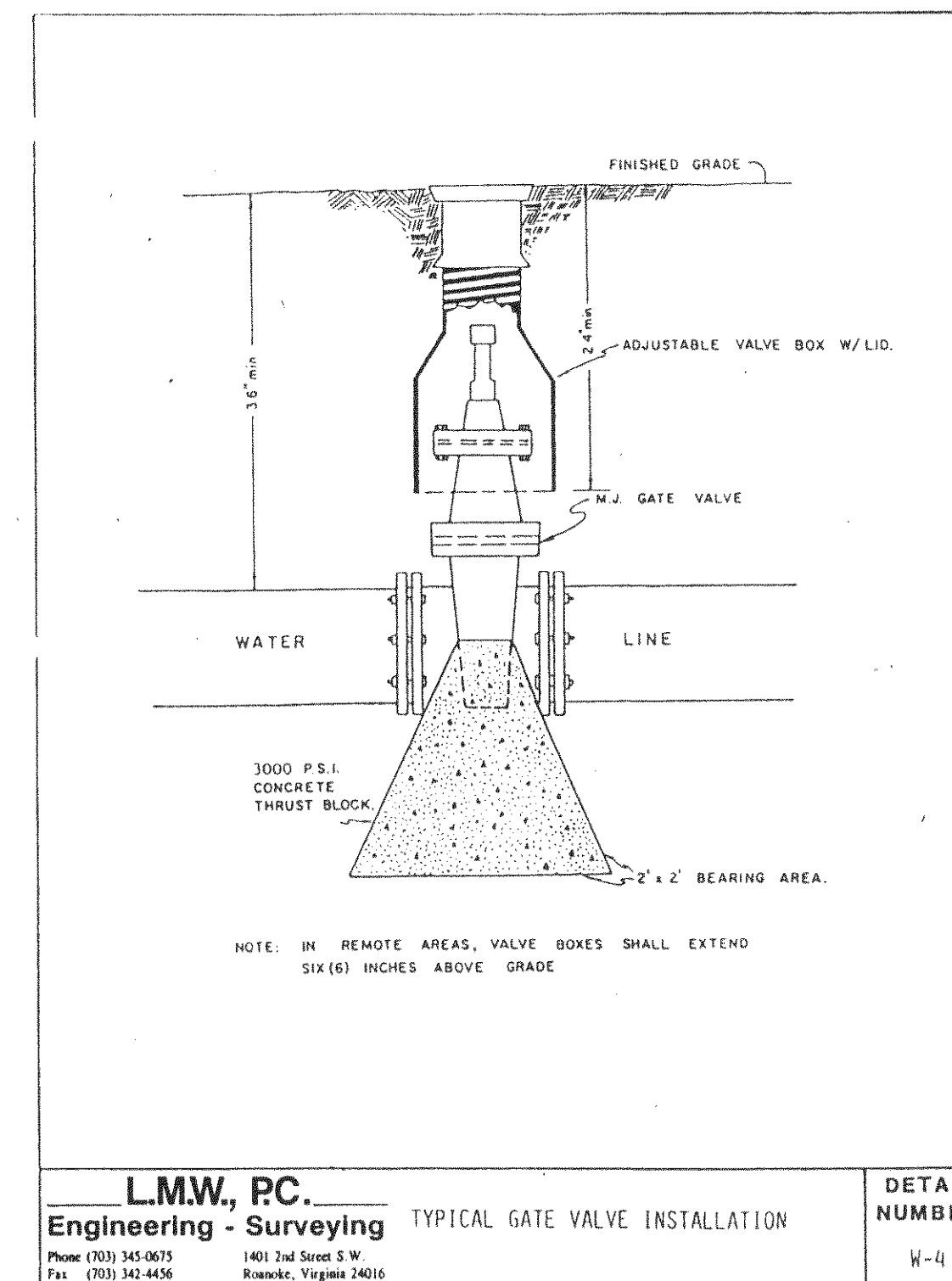
FIRE HYDRANT SETTING



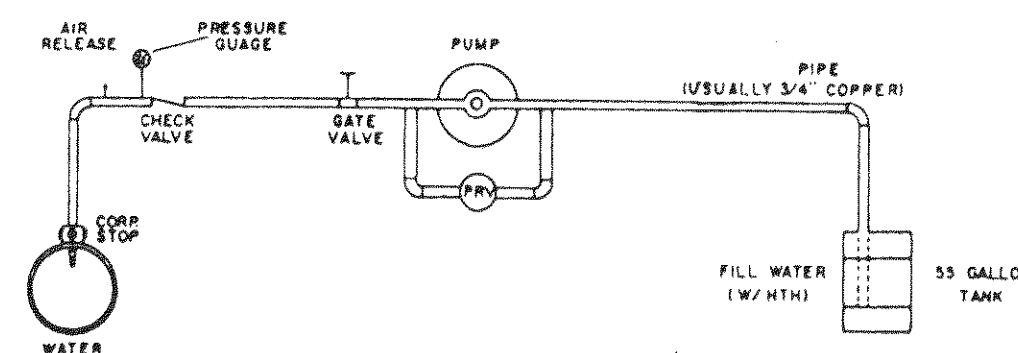
THRUST BLOCK FOR HORIZONTAL & LOWER VERTICAL BENDS

Size	Tee or Dead End	90° Bend	45° Bend	22.5° Less Bend
6"	1.2	1.0	0.8	0.6
8"	1.7	1.5	1.2	0.9
10"	2.0	1.8	1.5	1.1
12"	2.5	2.2	1.8	1.4
14"	3.0	2.7	2.2	1.7
16"	3.5	3.2	2.7	2.0
18"	4.0	3.7	3.2	2.3
20"	4.5	4.2	3.7	2.6
22"	5.0	4.7	4.2	2.9
24"	5.5	5.2	4.7	3.2
26"	6.0	5.7	5.2	3.5
28"	6.5	6.2	5.7	3.8
30"	7.0	6.7	6.2	4.1

- NOTES:
1. The above noted dimensions are minimum based on concrete anchor extending to undisturbed soil, water pressure not to exceed 150 psi and minimum soil bearing capacity of 2,500 pcf (unfactored).
 2. Concrete shall not be poured on joints or bolts.
 3. Concrete to be minimum 3,000 psi - 28 day compressive strength.



LMW, PC. Engineering - Surveying
TYPICAL GATE VALVE INSTALLATION
 Phone (703) 342-0075 Fax (703) 342-4456 1401 2nd Street S.W. Roanoke, Virginia 24016



TYPICAL WATER PRESSURE TEST RIG

DESIGNED	DME	HUNTERS GREEN SECTION III WATER DETAILS BOTETOURT COUNTY, VIRGINIA	SCALE: NONE	COM. NO. 112-C
DRAWN	DME		DATE: 3/95	SHEET 9
CHECKED	RCW			
APPROVED	RCW			
SUBMITTED	RCW			