

drawings\2018\18185\eng\18185.dwg

- NO PROJECTION OF PIPE ABOVE GROUND LINE

TOP OF FILL

12' x 12' TRENCH

12' x 12' PIPE

12' x 12' FOUNDATION

12' x 12' ROCK FOUNDATION

FOUNDATION SOFT, YIELDING, OR OTHERWISE UNSUITABLE MATERIAL

12' x 12' TRENCH

12' x 12' PIPE

12' x 12' FOUNDATION

12' x 12' ROCK FOUNDATION

FOUNDATION SOFT, YIELDING, OR OTHERWISE UNSUITABLE MATERIAL

12' x 12' TRENCH

12' x 12' PIPE

12' x 12' FOUNDATION

12' x 12' ROCK FOUNDATION

FOUNDATION SOFT, YIELDING, OR OTHERWISE UNSUITABLE MATERIAL

LEGEND:

  - PIPE
  - TRENCH
  - FOUNDATION
  - ROCK FOUNDATION
  - NOTES

INSTALL OF PIPE CULVERTS AND STORM SEWERS

CIRC. PIPE BEDDING AND BACKFILL - METHOD "A"

sheet number of 10 sheets

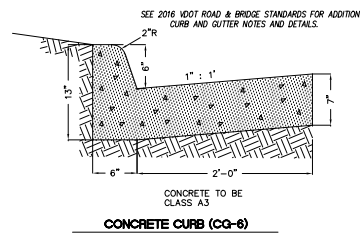
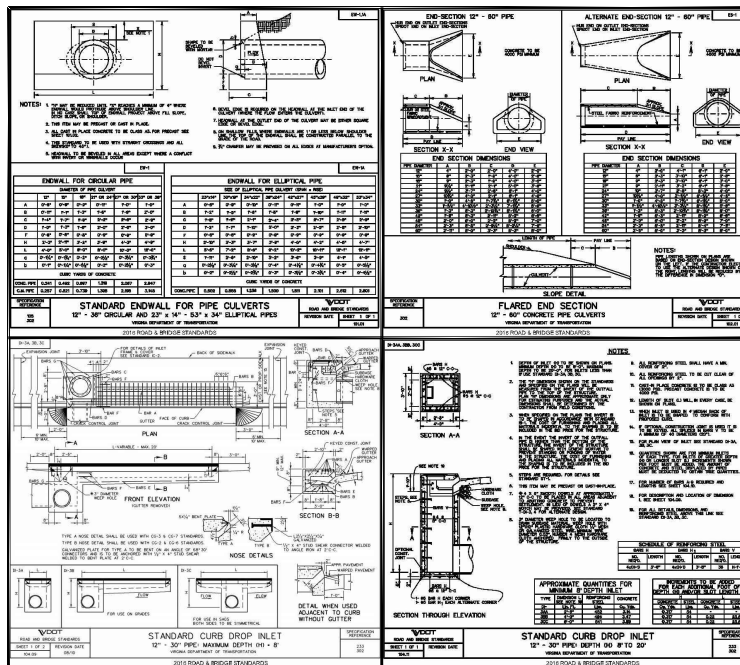
DATE

Figure 10-1: Typical VDOT Roadway Cross Section. The diagram illustrates a cross-section of a roadway with a total width of 25.5 feet on each side of the centerline. The top layer is a 1.5-inch thick Bituminous Concrete Surface, followed by a Base Course. The centerline is marked as the 'Centerline of Right of Way and Construction'. The 'Limits of Pavement Surface' are indicated by dashed lines. The 'Point of Finished Grade' is shown as a horizontal line. The 'VADPC' (Vertical Alignment Design Point) is marked at the center. The 'VDOT ST. CG-6' is shown on the right side. The 'VDOT DESIGN STANDARD GS-SSAR FROM VDOT ROAD DESIGN MANUAL, APPENDIX B(1)-7.' is noted at the bottom.

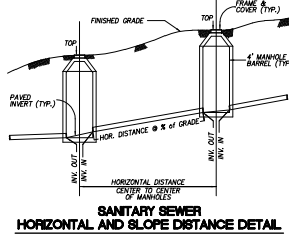
NO SCALE

NOTES:

1. THE PRELIMINARY PAYMENT DESIGNS SHOWN ARE BASED ON A PREDICTED SUB-GRADE CURVE VALUE OF 7.0 AND A RESILIENCY FACTOR (RF) OF 2.0 AS SHOWN ON THE SUB-GRADE CURVE OF THE 2014 VIRGINIA DEPARTMENT OF TRANSPORTATION PAYMENT DESIGN GUIDE FOR SUBGRADE AND SECONDARY ROADS. THE SUB-GRADE 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 CURVE VALUE AND/OR THE RF VALUE BE LESS THAN THE PREDICTED VALUES. ADDITIONAL BASE MATERIAL WILL BE REQUIRED IN ORDER TO MAINTAIN THE DESIGNED THICKNESS OF THE BASE COURSE. THE SUB-GRADE CURVE VALUE AND/OR THE RF VALUE MAY BE HIGHER THAN THE PREDICTED VALUES. IN THIS CASE, THE PAYMENT DESIGNS MAY BE TESTED. ALL PAYMENT DESIGNS SHALL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL. (CHANGE VALUES FOR EACH SPECIFIC LOCATION). THE SUB-GRADE CURVE VALUE AND/OR THE RF VALUE MAY BE LOWER THAN THE PREDICTED VALUES. IN THIS CASE, THE BASE SHALL BE APPROVED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR DEPTH, TEMPERATURE, AND COMPACTION BEFORE SURFACE IS APPLIED.



### **SANITARY SEWER HORIZONTAL AND SLOPE DISTANCE DETAIL**



NO SCALE

CURRENT ZONING: R1 AND R3  
PROPOSED USE: SINGLE FAMILY DETACHED DWELLINGS  
SITE ACREAGE: 17.08 ACRES (13 LOTS - EXCLUDES R/W)  
PROPOSED NUMBER OF LOTS: 13  
MINIMUM LOT AREA REQUIRED: 7,200 S.F.  
MINIMUM FRONTAGE REQUIRED: 60'  
MINIMUM REQUIRED SETBACKS:  
FRONT: 30'  
REAR: 25'  
SIDE YARD: 10'  
SIDE YARD ON A CORNER LOT: 30'  
MAXIMUM HEIGHT ALLOWED: 45' (PRINCIPLE STRUCTURE)  
MAXIMUM BUILDING COVERAGE: 35%  
MAXIMUM LOT COVERAGE: 50%

1. THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT RAINES PLANE CROSS  
TAX ASSESSMENT MAP 08715-01-00-00-00-00 & 08719-01-03-00
2. OWNER/DEVELOPER: INDY CREAMERY, LLC (CORPORATE)
3. (ATTN: INDY CREAMERY) P.O. BOX 164  
BENT MONROE, VA 24269 540 235-8755
4. THE BOUNDARY OF THE PROPERTY IS BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES,  
P.C. DATED 08/18/15.
5. TOPOGRAPHIC DATA BASED ON AERIAL MAPPING BY OTHERS AND UPDATED WITH A FIELD  
SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2018.
6. A TITLE REPORT WAS NOT FURNISHED FOR THIS PROPERTY.
7. THE DEVELOPMENT SHOWN ON THESE PLANS IS TO BE SERVED BY WESTERN VIRGINIA  
WATER AUTHORITY WATER AND SANITARY SEWER.
8. THE PROPERTY OF THE ADJACENT DEVELOPMENT IS SERVED BY PUBLIC ROADS.
9. ALL EXTERIOR LIGHTS SHALL BE DESIGNED, ARRANGED, AND LOCATED SO AS NOT TO  
DIRECT GLARE ON ADJACENT RESIDENTIAL PROPERTIES OR RIGHT OF WAYS. THE  
MAXIMUM LIGHTING DESIGN ILLUMINANCE SHALL BE 0.05 FOOT CANDLE. RIGHT OF WAYS  
SHALL NOT EXCEED 0.05 FOOT CANDLES.
10. A SEPARATE FENCE WILL BE REQUIRED FOR ANY EXTERIOR SIGNAGE.
11. NO CONSTRUCTION/FIELD PRACTICES ARE ALLOWED WITHOUT THE APPROVAL OF  
THE CONSULTING ENGINEER, RAINES PLANE, THE WESTERN VIRGINIA WATER AUTHORITY  
AND THE WESTERN VIRGINIA DEPARTMENT OF TRANSPORTATION.
12. ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATE PIPE SIZES, MANHOLES, OR ES  
MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER.  
THESE PLANS WILL REQUIRE A NEW SET OF PLANS SUBMITTED TO THE WESTERN VIRGINIA  
DEPARTMENT OF TRANSPORTATION. THE INFORMATION IS LEGIBLE AND WITHIN THE LIMITS OF THE  
APPROVED PLANS.
13. ANY TOPOGRAPHIC CHANGES FROM THE APPROVED PLANS MAY REQUIRE ADDITIONAL  
GRADE STRUCTURES AND EASEMENTS AS DEEMED NECESSARY BY THE VIRGINIA  
DEPARTMENT OF TRANSPORTATION AND THE WESTERN VIRGINIA WATER AUTHORITY.
14. ANY DEVIATIONS BETWEEN THE PROPOSED CONTOURS AND PLANS AND THE AS BUILT  
CONTOURS MAY REQUIRE A NEW SET OF PLANS SUBMITTED TO THE WESTERN VIRGINIA  
DEPARTMENT OF TRANSPORTATION. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CLEAN OUT THE EXISTING  
STORM SEWER SYSTEM WITHIN EXISTING DEVELOPMENTS SHOULD THESE SYSTEMS BECOME  
FULLY OR BLOCKED IN ANY WAY DUE TO THE CONSTRUCTION OF THIS PROPOSED  
DEVELOPMENT.

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT COUNTY OF ROCKNOR STANDARD SPECIFICATIONS AND THE CURRENT EDITION OF VDOT'S ROAD AND BRIDGE SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE COUNTY OF ANY CHANGES TO THE CONSTRUCTION PROGRAM OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
3. NO SUBSOL INVESTIGATIONS HAVE BEEN FURNISHED TO THE DESIGNING ENGINEER. THE CONTRACTOR SHALL LOCATE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
5. ALL EXISTING CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
6. ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEE VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILING.
7. THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE STORAGE SHALL BE LOCATED AT THE PROJECT SITE.

1. ARE TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.

2. ALL FILL MATERIAL REMOVED FROM EXISTING SLOPES SHALL BE STOCKPILED FOR FUTURE USE.

3. FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER. THE EXISTING SURFACE SHALL BE SCARIFIED PRIOR TO PLACING FILL.

4. 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 UNIT WEIGHT AS DETERMINED BY STANDARD TESTS.

5. THE MAXIMUM PERCENTAGE OF FILL MATERIAL SHALL BE PLACED IN THREE (3) PERCENT OF OPTIMUM TO ATTAIN REQUIRED COMPACTED DENSITY.

6. THE EXISTING SOILS INFORMATION HAS BEEN FURNISHED TO THE DESIGNING ENGINEER (LUNDSEN ASSOCIATES, P.C.). A QUALIFIED GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF ARIZONA, SHALL BE CONSULTED CONCERNING SOIL STABILITY, SLOPE, EROSION, EROSION CONTROL, SOIL COMPACTION, SOIL COMPACTION, AND OTHER SOIL CHARACTERISTICS. FIELD DENSITY TESTS SHALL BE PERFORMED AND RESULTS FORWARDED TO ROUNKOW COUNTY. LUNDSEN ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY RELATING TO FAILURE RESULTING FROM SAME.

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE WESTERN VIRGINIA WATERWAY, ROANOKE COUNTY AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
2. A PRE-CONSTRUCTION CONFERENCE SHOULD BE SCHEDULED WITH ROANOKE COUNTY COMMUNITY DEVELOPMENT AND THE WESTERN VIRGINIA WATER AUTHORITY, TO BE HELD AT THE SITE ONE (1) DAY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY, ROANOKE COUNTY, AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION INSPECTORS.
4. THE DEVELOPER OR CONTRACTOR SHALL SUPPLY THE COUNTY, AND THE WESTERN VIRGINIA WATER AUTHORITY WITH CORRECT AS-BUILT PLANS BEFORE TENTATIVE ACCEPTANCE.
5. FIELD CORRECTIONS AND/OR REVISIONS SHALL BE APPROVED BY ROANOKE COUNTY COMMUNITY DEVELOPMENT AND THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO ANY FURTHER CONSTRUCTION.

DEVELOPMENT PLAN  
FOR  
HUNTING HILLS, SECTION 29  
PREPARED FOR  
OLD HERITAGE CORPORATION  
CANE SPRING INDUSTRIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA

REVISIONS		DESCRIPTION	
NO.	DATE		
1			
2			
3			
4			
5			

DATE April 27, 2020

SCALE NONE

COMMISSIONED BY 18-166

SHEET 2 OF 11