

SIGN LEGEND			
LABEL	SIGN DEPICTION	STANDARD	SIZE
A		W20-1	48" x 48"
B		W21-SR	48" x 48"
C		W21-SR	48" x 48"

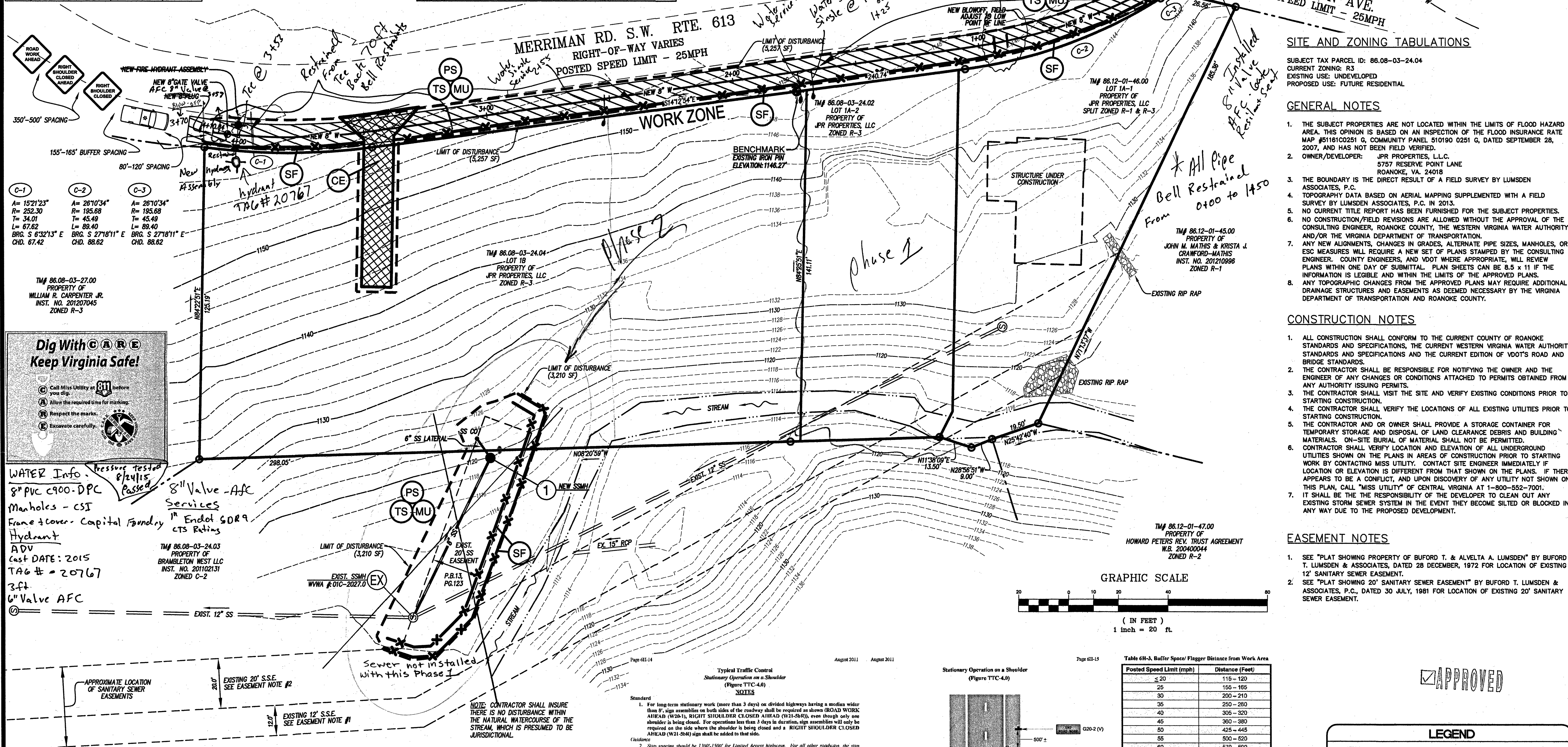
*SIGNS SHOWN ARE FOR TTC-4.0. SIGNS MAY NEED TO BE ADJUSTED FOR ANY OTHER TTC IN ACCORDANCE WITH VIRGINIA WORK AREA PROTECTION MANUAL.

EROSION & SEDIMENT CONTROL LEGEND

NO.	TITLE	KEY	SYMBOL
3.02	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE	CE	
3.05	SILT FENCE	SF	
3.31	TEMPORARY SEEDING	TS	
3.32	PERMANENT SEEDING	PS	
3.35	MULCHING	MU	

CONSTRUCTION SEQUENCE

1. THE CONTRACTOR'S CERTIFIED RESPONSIBLE LAND DISTURBER (RLD) SHALL BE NAMED AND THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS. SCHEDULE PRECONSTRUCTION MEETING WITH ROANOKE COUNTY.
2. THE CONSTRUCTION PROCESS SHOULD BE SEQUENCED AS MUCH AS POSSIBLE SO THAT EACH AREA IS SEEDDED AND STABILIZED PRIOR TO BEGINNING GRADING OPERATIONS IN ANOTHER AREA.
3. INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE.
4. CONSTRUCT NEW WATERLINE AND SANITARY SEWER.
5. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER THOSE AFFECTED AREAS HAVE BEEN BROUGHT TO FINAL GRADE AND AFTER PERMANENT VEGETATION HAS BEEN ESTABLISHED, AND WITH THE PRIOR APPROVAL OF THE ROANOKE COUNTY INSPECTOR.



SITE AND ZONING TABULATIONS

SUBJECT TAX PARCEL ID: 88.08-03-24.04
CURRENT ZONING: R3
EXISTING USE: UNDEVELOPED
PROPOSED USE: FUTURE RESIDENTIAL

GENERAL NOTES

1. THE SUBJECT PROPERTIES ARE NOT LOCATED WITHIN THE LIMITS OF FLOOD HAZARD AREA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #5116100251 G, COMMUNITY PANEL 510190 0251 G, DATED SEPTEMBER 28, 2007, AND HAS NOT BEEN FIELD VERIFIED.
2. OWNER/DEVELOPER: JPR PROPERTIES, LLC, 5757 RESERVE POINT LANE, ROANOKE, VA. 24018
3. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
4. TOPOGRAPHY DATA BASED ON AERIAL MAPPING SUPPLEMENTED WITH A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2013.
5. NO CURRENT TITLE REPORT HAS BEEN FURNISHED FOR THE SUBJECT PROPERTIES. NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, THE WESTERN VIRGINIA WATER AUTHORITY AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
6. 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, AND VDOT WHERE APPROPRIATE, WILL REVIEW PLANS WITHIN ONE DAY OF SUBMITTAL. PLAN SHEETS CAN BE 8.5 x 11 IF THE INFORMATION IS LEGIBLE AND WITHIN THE LIMITS OF THE APPROVED PLANS.
7. 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.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT COUNTY OF ROANOKE STANDARDS AND SPECIFICATIONS, THE CURRENT WESTERN VIRGINIA WATER AUTHORITY STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF VDOT'S ROAD AND BRIDGE STANDARDS.
2. 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.
3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
5. 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.
6. 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.
7. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CLEAN UP ANY EXISTING STORM SEWER SYSTEM IN THE EVENT THEY BECOME SILENT OR BLOCKED IN ANY WAY DUE TO THE PROPOSED DEVELOPMENT.

EASEMENT NOTES

1. SEE "PLAT SHOWING PROPERTY OF BUFORD T. & ALVELTA A. LUMSDEN" BY BUFORD T. LUMSDEN & ASSOCIATES, DATED 28 DECEMBER, 1972 FOR LOCATION OF EXISTING 12" SANITARY SEWER EASEMENT.
2. SEE "PLAT SHOWING 20" SANITARY SEWER EASEMENT" BY BUFORD T. LUMSDEN & ASSOCIATES, P.C., DATED 30 JULY, 1981 FOR LOCATION OF EXISTING 20" SANITARY SEWER EASEMENT.

Dig With CARE

Keep Virginia Safe!

1. Call Miss Utility at 811 before you dig.
2. Allow the required time for marking.
3. Respect the marks.
4. Excavate carefully.

WATER Info. - Pressure tested 8/24/15 Passed
8" PVC 900-DPC
Manholes - CST
Frame & cover - Capital Foundry
Hydrant
ADV
Cest DATE: 2015
TAG # = 20767
3ft
6" Valve AFC

GENERAL TRAFFIC CONTROL NOTES:

1. PROJECT CATEGORY: CATEGORY "B" PROJECT (MODERATE LEVEL OF CONSTRUCTION)
A. THIS PROJECT WILL BE PERMITTED WORK.
B. THIS PROJECT WILL INVOLVE TRAFFIC CONTROL DEVICES AND/OR SHOULDER CLOSURES TO ENSURE SAFE TRAVEL AROUND THE WORK ZONES.
2. TEMPORARY TRAFFIC CONTROL PLAN:
A. THE MAJOR COMPONENTS WILL CONSIST OF GENERAL NOTES, TYPICAL SECTIONS, AND SPECIAL DETAILS AS NECESSARY.
B. TRAFFIC CONTROL DEVICES SHALL BE USED AS SHOWN ON THIS PLAN.
C. ALL SIGNS, STOPPING, AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH VIRGINIA'S WORK AREA PROTECTION MANUAL AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES STANDARDS.
3. PUBLIC COMMUNICATION PLAN:
A. SALEM TRAFFIC OPERATIONS CENTER - (540) 378-5096. THE TOC SHOULD BE NOTIFIED OF PROPOSED LANE CLOSURES AT THE BEGINNING AND END OF EACH WORK DAY.
B. COUNTY OF ROANOKE
ROANOKE COUNTY POLICE: (540) 777-8601
ROANOKE COUNTY FIRE AND RESCUE: (540) 777-8701
EMERGENCY COMMUNICATION CENTER: (540) 562-3265
ROANOKE COUNTY SCHOOLS: (540) 562-3700
ROANOKE COUNTY BOARD OF SUPERVISORS ADMINISTRATOR OFFICE: (540) 772-2003
C. VIRGINIA STATE POLICE (DIVISION SIX HEADQUARTERS): (540) 375-9500

MAINTENANCE OF TRAFFIC NOTES:

1. GENERAL SEQUENCE OF CONSTRUCTION NOTES ARE PROVIDED FOR MAINTENANCE OF TRAFFIC AND NOT TO DETAIL EVERY TASK THAT MUST BE PERFORMED FOR THE CONSTRUCTION OF THE PROJECT.
2. CONTRACTOR MAY ELECT TO ALTER THE SEQUENCE OF CONSTRUCTION. HOWEVER, THE CONTRACTOR MUST FOLLOW THE VIRGINIA WORK AREA PROTECTION MANUAL AND OBTAIN APPROVAL FROM VDOT.
3. CONTRACTOR SHALL CAREFULLY EVALUATE THE SEQUENCE OF CONSTRUCTION PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES IN VDOT RIGHT OF WAY.
4. CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING INGRESS/EGRESS TO ALL DRIVES, AS WELL AS MAINTAINING EXISTING DRAINAGE PATTERNS DURING CONSTRUCTION.
5. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE PROVIDED, INSTALLED, MAINTAINED, AND REMOVED BY THE CONTRACTOR. TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE PLACED IN ACCORDANCE WITH THE VIRGINIA WORK AREA PROTECTION MANUAL AND THE MUTCD.
6. ALL SIGNS, INCLUDING BUT NOT NECESSARILY LIMITED TO "ROAD WORK AHEAD", "RIGHT SHOULDER CLOSED AHEAD", "RIGHT SHOULDER CLOSED", AND "END OF WORK", SHALL BE PLACED PER THE VIRGINIA WORK AREA PROTECTION MANUAL, MUTCD, AND VDOT POLICY AND SPECIFICATIONS.
7. WORK ZONE SIGNS PLACED FOR LONGER THAN 72 CONSECUTIVE HOURS SHOULD BE PLACED ON PERMANENT POSTS PER THE VIRGINIA WORK AREA PROTECTION MANUAL.

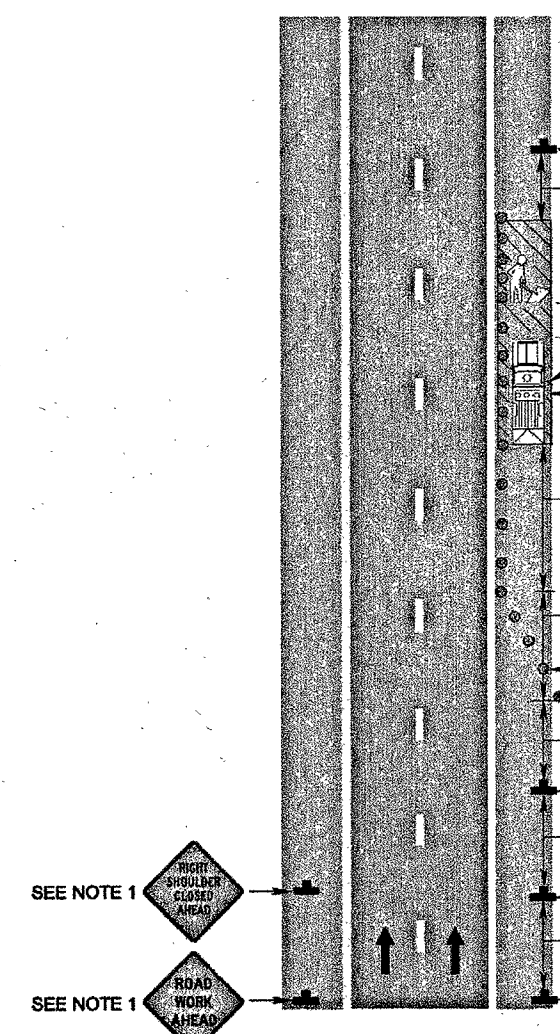
SEQUENCE OF CONSTRUCTION:

1. CONTRACTOR TO NOTIFY VDOT SALEM AREA LAND USE SECTION OF WORK ALONG ROADWAY A MINIMUM OF 72 HOURS IN ADVANCE OF PROPOSED WORK.
2. TEMPORARILY CLOSE RIGHT SHOULDER OF WEST-BOUND MERRIMAN ROAD FOR CONSTRUCTION OF NEW WATERLINE PER VIRGINIA WORK AREA PROTECTION MANUAL. INSTALL WATERLINE.
3. AFTER PLACEMENT OF TRENCH BACKFILL, RIGHT SHOULDER SHOULD BE RE-OPENED AT END OF WORK DAY.

Taper Length (L)			
Speed Limit (mph)	8	10	11
25	85	105	115
30	105	125	135
35	125	145	155
40	145	165	175
45	165	185	195
50	185	205	215
55	205	225	235
60	225	245	255
65	245	265	275
70	265	285	295
75	285	305	315
80	305	325	335
85	325	345	355
90	345	365	375
95	365	385	395
100	385	405	415
105	405	425	435
110	425	445	455
115	445	465	475
120	465	485	495
125	485	505	515
130	505	525	535
135	525	545	555
140	545	565	575
145	565	585	595
150	585	605	615
155	605	625	635
160	625	645	655
165	645	665	675
170	665	685	695
175	685	705	715
180	705	725	735
185	725	745	755
190	745	765	775
195	765	785	795
200	785	805	815

Stationary Operation on a Shoulder

(Figure TTC-4.0)



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

Posted Speed Limit (mph)	Distance (Feet)
25	115 - 120
30	155 - 165
35	200 - 210
40	250 - 260
45	305 - 320
50	360 - 380
55	425 - 445
60	500 - 520
65	570 - 590
70	645 - 675
75	730 - 760

ABBREVIATIONS

R/W VAR. EXIST. D.B. P.B. INST. # TYP. TBR RCP SD SDMH SS SSMH CO C FFE TC EP

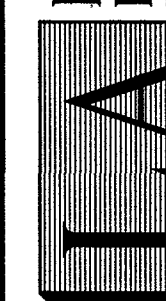
RIGHT OF WAY VARIABLE EXISTING DEED BOOK PLAT BOOK PAGE INSTRUMENT NUMBER TYPICAL TO BE REMOVED REINFORCED CONCRETE PIPE STORM DRAIN STORM DRAIN MANHOLE SANITARY SEWER SANITARY SEWER MANHOLE SANITARY SEWER CLEANOUT COMMUNICATIONS LINE NATURAL GAS LINE WATER LINE FINISHED FLOOR ELEVATION TOP OF CURB EDGE OF PAVEMENT

APPROVED

LEGEND

ITEM	EXISTING	PROPOSED
PAVEMENT (STANDARD)		
CONCRETE		
CONCRETE CURB (CG-2)		
CONCRETE CURB & GUTTER (CG-6)		
STORM DRAIN LINE		
STORM DRAIN MANHOLE		
SANITARY SEWER LINE		
WATERLINE		
UTILITY POLE		
OVERHEAD ELECTRIC LINE		
OVERHEAD TELEPHONE LINE		
INDEX CONTOURS		
INTERMEDIATE CONTOURS		
UNDERGROUND GAS		
UNDERGROUND COMMUNICATIONS		
SPOT ELEVATION		

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



COMMONWEALTH OF VIRGINIA
TIMOTHY H. LUMSDEN
No. 081764
LAND SURVEYOR

SITE PLAN AND NOTES

-SANITARY-SEWER & WATER LINE EXTENSION

FOR
JPR PROPERTIES, LLC
SITUATED ALONG MERRIMAN ROAD
CAVE SPRING MAGISTRAL DISTRICT
ROANOKE COUNTY, VIRGINIA

REVISIONS		DATE		DESCRIPTION	
NO.	DATE	NO.	DATE	NO.	DATE
1		2		3	
4		5		6	

DATE: October 2, 2014
SCALE: 1" = 20'
COMMISSION NO: 12-197
SHEET 2 OF 4