SANITARY SEWER MANHOLE AND MIN. F.F. ELEVATIONS

LINE	BEARING	DISTANCE
100 to 101	N. 14°33'37" W.	73.2'
101 to 102	N. 69°48'26" E.	68.6'
102 to 103	N. 14°31'30" W.	136.5'
103 to 104	N. 13°44'11" W.	217.9'
104 to 105	N. 23°19'37" W.	86.0'
105 to 106	N. 71°42'10" W.	86.0'
106 to 107	N. 58°56'39" W.	114.6'
107 to 108	N. 14°45'51" W.	175.8'

LOT	DOWNSTREAM MANHOLE	DIST.	TOP OF S.S. MAIN	MIN. F.F. ELEVATION	APPROX. F.F. ELEV.
1	102	38.5	1173.7	1176.7	1186.0
2	102	92.3	1174.9	1177.9	1190.0
3	103	24.2	1178.3	1181.3	1194.5
4	103	72.6	1182.9	1185.9	1199.0
5	103	142.0	1189.6	1192.6	1202.5
6	103	191.0	1194.2	1197.2	1206.0
7	104	22.9	1198.9	1201.9	1209.5
8	104	75.5	1203.8	1206.8	1213.0
9	105	25.4	1207.2	1210.2	1216.5
10	106	5.1	1213.9	1216.9	1223.0
11	106	66.5	1218.0	1221.0	1230.0
12	107	87.7	1226.8	1229.8	1236.0
13	107	150.6	1230.4	1233.4	1241.0
14	108	0.0	1231.8	1234.8	1242.0
15	108	0.0	1231.8	1234.8	1241.0
16	107	112.7	1228.2	1231.2	1239.0
17	107	56.5	1225.1	1228.1	1237.0
18	107	14.1	1222.6	1225.6	1233.0
19	106	91.5	1220.0	1223.0	1229.0
20	106	24.0	1214.8	1217.8	1225.0
21	105	40.0	1208.5	1211.5	1221.0
22	104	16.6	1199.0	1202.0	1215.0
23	103	159.8	1191.3	1194.3	1204.5
24	103	102.9	1185.8	1188.8	1200.5
25	103	56.1	1181.3	1184.3	1196.5

STATIONS AND OFFSETS ARE MEASURED ALONG A BASELINE FROM CENTER OF MANHOLE TO CENTER OF MANHOLE WITH 0+00.0 BEING THE BEGINNING AT THE LOWER MANHOLE.

THE MIN. FLOOR ELEVATION IS BASED ON SEC. 200.02-2-G-1-h OF THE WESTERN VIRGINIA WATER AUTHORITY WATER & SEWER REGULATIONS. LOT OWNERS REQUESTING A LOWER SERVICE ELEVATION WILL REQUIRE THE USE OF A PRIVATE SEWAGE PUMP FACILITY, INSTALLED AND MAINTAINED BY THE HOMEOWNER.

SITE SUMMARY

TAX MAP NUMBER: 50.03-01-14

SIZE: 16.29 ACRES

ZONING: R1

PROPOSED USE: SINGLE FAMILY, ZERO LOT LINE OPTION

MINIMUM LOT SIZE REQUIRED: 0.13 AC./5,760 SQ.FT.

MINIMUM LOT FRONTAGE REQUIRED: 60' ON EXISTING R/W
48' ON INTERIOR ROAD

LOT FRONTAGE PROVIDED: 57' MINIMUM

SETBACKS- FRONT: 30' OFF OF EXISTING R/W
24' OFF OF INTERIOR ROAD

SIDE: 10' WHEN ADJACENT TO PROPERTY NOT WITHIN COMMON DEVELOPMENT - OTHERWISE ONE 10' YARD AND ONE ZERO YARD

REAR: 25' WHEN ADJACENT TO PROPERTY NOT WITHIN COMMON DEVELOPMENT OTHERWISE 20'

MAXIMUM BUILDING COVERAGE: 40 %

MAXIMUM LOT COVERAGE: 50 %

MAXIMUM BUILDING HEIGHT: 45'

CONTRACT PURCHASER: A.M. COOPER CONSTRUCTION
4430 OLD CAVE SPRING ROAD
ROANOKE, VA 24073

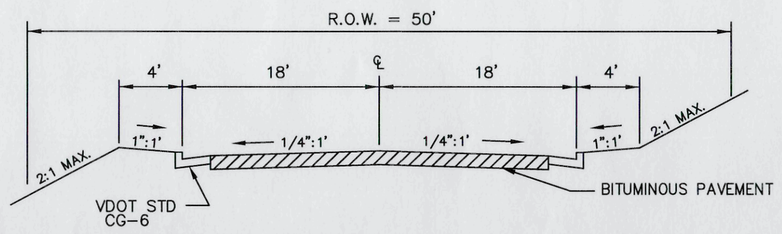
STREET CATAGORY: VARIES - SEE CROSS SECTIONS

PARKING: DEVELOPER SHALL PROVIDE A MINIMUM OF 2 OFF-STREET PARKING SPACES FOR EACH LOT.

ALL PROPOSED LOTS CREATED BY THIS SUBDIVISION SHALL HAVE ACCESS TO THEIR DWELLING BY USING THE INTERNAL ROADS PROVIDED AND SHALL NOT HAVE DIRECT ACCESS ONTO VA. SEC. ROUTE 651 (MOUNTAIN VIEW ROAD)

WALL MAINTENANCE NOTE: A PERPETUAL 5 FOOT WALL MAINTENANCE EASEMENT SHALL BE PROVIDED ON THE LOT ADJACENT TO THE ZERO LOT LINE PROPERTY LINE. THIS EASEMENT SHALL BE KEPT CLEAR OF STRUCTURES OR ANY OTHER IMPROVEMENT WHICH WOULD INFRINGE ON THE USE OF THE EASEMENT, WITH THE EXCEPTION OF FREESTANDING WALLS AND FENCES. THIS EASEMENT SHALL BE SHOWN ON THE PLAT AND INCORPORATED INTO EACH DEED TRANSFERRING TITLE TO THE PROPERTY.

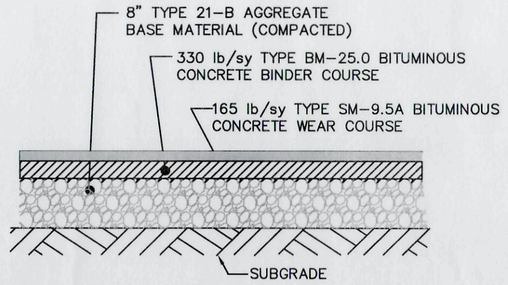
TYPICAL ROAD SECTIONS



ROAD 'A' STA. ±10+15 to STA. 12+41.71

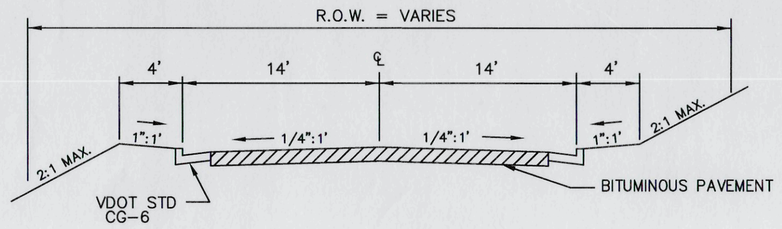
HEAVY-DUTY PAVEMENT DESIGN
TO BE BASED ON AN ADT OF 600

CBR TESTS AND FINAL PAVEMENT SPECIFICATIONS
TO BE PROVIDED TO VDOT RESIDENCY FOR
APPROVAL PRIOR TO INSTALLATION



NOTE:
FOR AN EXCAVATED SUBGRADE: THE SUBGRADE AREA SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES FOR A DISTANCE OF 2 FEET BEYOND THE PROPOSED EDGES OF THE PAVEMENT ON EACH SIDE. SUBGRADE MATERIAL SHALL BE COMPACTED AT OPTIMUM MOISTURE (±20%) TO THE REQUIREMENTS SET FORTH BY SEC. 305.03 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS

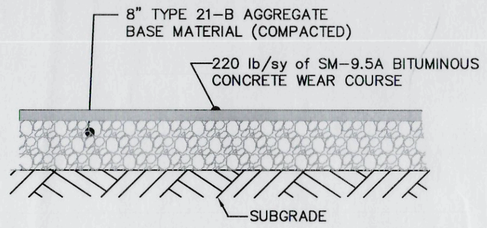
FOR AN IMPORTED SUBGRADE: THE TOP 6 INCHES OF THE FINISHED SUBGRADE SHALL BE COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ABOVE PROVISIONS.



ROAD 'A' STA. 12+41.71 to STA. 18+77.63

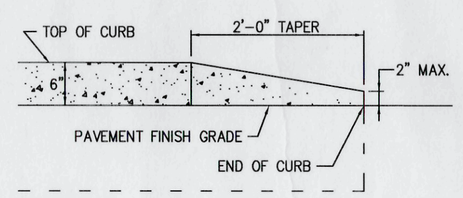
STANDARD PAVEMENT DESIGN
TO BE BASED ON AN ADT OF 220

CBR TESTS AND FINAL PAVEMENT SPECIFICATIONS
TO BE PROVIDED TO VDOT RESIDENCY FOR
APPROVAL PRIOR TO INSTALLATION



NOTE:
THE PRELIMINARY PAVEMENT DESIGNS SHOWN ARE BASED ON A PREDICITED SUB-GRADE CBR VALUE OF 7.0 AND A RESILIENCY FACTOR (RF) OF 2.0 AS SHOWN IN APPENDIX I OF THE "2000 VIRGINIA DEPARTMENT OF TRANSPORTATION PAVMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS". THE SUB-GRADE SOIL IS TO BE TESTED BY AN INDEPENDANT LABORATORY AND THE RESULTS SUBMITTED TO VDOT FOR REVIEW AND APPROVAL PRIOR TO BASE CONSTRUCTION. SHOULD THE SUB-GRADE CBR VALUE AND/OR THE RF VALUE BE LESS THAN THE PREDICATED VALUES, ADDITIONAL BASE MATERIAL WILL BE REQUIRED IN ACCORDANCE WITH THE DEPARTMENTAL SPECIFICATIONS. REFER TO THE SAME MANUAL FOR THE NUMBER AND LOCATIONS OF THE REQUIRED SOIL SAMPLES TO BE TESTED.

THE SUB-GRADE SHALL BE APPROVED BY VDOT PRIOR TO PLACEMENT OF THE BASE. BASE SHALL BE APPROVED BY VDOT FOR DEPTH, TEMPLATE AND COMPACTION BEFORE SURFACE IS APPLIED. THE SUBBASE WILL NOT BE INSPECTED BY VDOT PRIOR TO RECEIVING THE CBR TESTS AND SOIL CLASSIFICATIONS. CONTACT VDOT SEVEN (7) DAYS PRIOR TO SCHEDULING PLACEMENT OF AGGREGATE BASE COURSE(S) FOR AN INSPECTION.



CURB TAPER DETAIL

NO SCALE

APPROVED

COMMONWEALTH OF VIRGINIA
CHRISTOPHER P. BURNS
Lic. No.047338
1/23/14
PROFESSIONAL ENGINEER

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FAX: 540/248-3221

MOUNTAIN VIEW SUBDIVISION
CONSTRUCTION DETAILS
ROANOKE COUNTY, VIRGINIA

APPROVED

DRAWN BY: JVJ
DESIGNED BY: JVJ
CHECKED BY: SMH
DATE: 05/09/2006
REVISIONS:
10/09/06 - PER 1ST REVIEW COMMENTS
02/21/07 - PER 3RD REVIEW COMMENTS
11/23/07 - CHANGES
01/23/2014

SCALE: 1"=30'

SHEET NO.
C-4

JOB NO.
R0600065.00