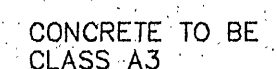


STA. 17+07 TO CUL-DE-SAC ON OAKLEAF DRIVE,

NOTE: AGGREGATE BASE SHALL BE PRIMED WITH APPROXIMATELY 0.35 GAL/SY OF CRS-2 ASPHALT AND COVERED WITH 16 TO 18 LBS/SY OF SIZE #8-P AGGREGATE BEFORE PLACING SURFACE COURSE.



CONCRETE CURB AND GUTTER (CG-6)

- 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 CUTTER, 6' MIN., 12' MAX. FROM EDGE OF PAVEMENT.
 - (4) AREA AROUND HYDRANT AT A RADIUS OF 4' TO BE APPROXIMATELY LEVEL AND UNOBS-
STRUCTURED FOR ROAD CONSTRUCTION.



ZONING: RS-3
PROPOSED USE: 26 SINGLE FAMILY DWELLINGS — SECTION No. 1
17 SINGLE FAMILY DWELLINGS — SECTION No. 2
MINIMUM LOT SIZE ALLOWED: 5,000 S.F.
TOTAL SITE ACREAGE: 10.07 ACRES
MINIMUM FRONTAGE ALLOWED: 50 FEET
REQUIRED SETBACKS: FRONT: 30 FEET
REAR: 25 FEET
SIDE: 20% OF LOT FRONTAGE OR 10'
(WHICHEVER IS LEAST, 4' MINIMUM).
MAXIMUM HEIGHT OF STRUCTURES: 35 FEET
MAXIMUM BUILDING COVERAGE: 35%

GENERAL NOTES:

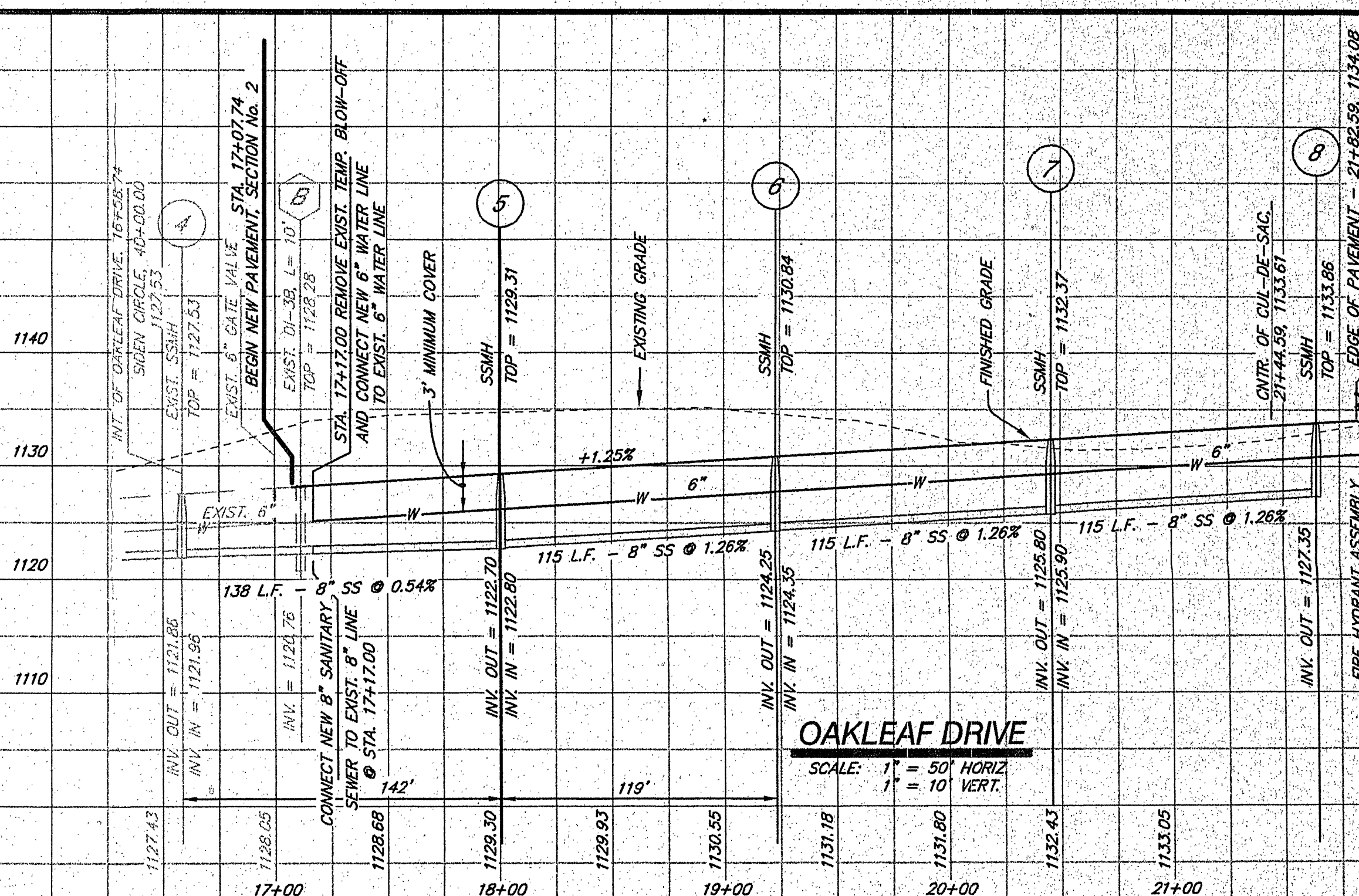
1. THE PROPERTY SHOWN ON THESE PLANS IS A PORTION OF ROANOKE CITY TAX ASSESSMENT MAP #6410201.
2. OWNER/DEVELOPER — BLACKSTOCK, INC.
3719 SOUTHWAY DR. — APT 70
ROANOKE, VA 24014
3. BOUNDARY SURVEY PREPARED BY LUMSDEN ASSOCIATES, P.C.
4. NO TITLE REPORT WAS FURNISHED FOR THIS PROPERTY.
5. PLANIMETRIC DATA IS A RESULT OF AERIAL MAPPING.
6. THE CONTOUR INTERVAL IS 2 FEET.
7. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY CITY WATER AND SEWER.

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ROANOKE STANDARDS AND SPECIFICATIONS.
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. SUBSOIL INVESTIGATIONS HAVE NOT BEEN MADE BY THE DESIGNING ENGINEER.
4. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
6. ALL WATER AND SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY ROANOKE CITY UTILITY DEPARTMENT.
7. ALL NECESSARY UTILITY LATERALS ALONG WITH PROVISIONS FOR CONDUITS (I.E. WATER, SEWER, STORM, GAS, AND TELEPHONE) WILL BE CONSTRUCTED PRIOR TO THE PLACEMENT OF BASE MATERIAL.
8. THE ENTIRE CONSTRUCTION AREA INCLUDING DITCHES, BACK OF CURB, AND/OR PAVEMENT IS TO BE BACKFILLED AND SEEDED AT THE EARLIEST POSSIBLE TIME AFTER FINAL GRADING.

GRADING NOTES:

1. AREAS TO BE GRADED SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
2. TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE.
3. FILL MATERIAL SHALL BE FREE OF ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER. FILL MATERIAL SHALL BE PLACED IN 8 INCH LIFTS TO 95% MINIMUM DENSITY, STANDARD PROCTOR.
4. THE OWNER RESERVES THE RIGHT TO TEST THE COMPACTION DENSITY OF FILL MATERIAL.
5. TOPSOIL SHALL BE SPREAD IN A 4 INCH LAYER OVER NON-BUILDING AREAS.
6. THE LOCATION OF ALL OFF-SITE FILL AREAS OR BORROW AREAS ASSOCIATED WITH THE CONSTRUCTION PROJECT MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN PRIOR TO CONSTRUCTION.



OAKLEAF DRIVE

SCALE: 1" = 50' HORIZ

LA

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

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COMMONWEALTH OF VIRGINIA
12-20-01
B. LEE
HENDERSON, JR.
B. Lee Henderson, Jr.
No. 17591
PROFESSIONAL ENGINEER

NOTES, DETAILS AND ROAD PROFILE

DEVELOPMENT PLAN FOR
"WAKLEAF MANOR"
SECTION No. 2
PREPARED FOR
JOE BLACKSTOCK
CITY OF ROANOKE, VIRGINIA

REVISIONS		DESCRIPTION
NO.	DATE	
1		
2		
3		
4		
5		

DATE: 19 DECEMBER 2001

SCALE: NONE

COMMISSION NO: 00-106-2

CADD FILE:
F:\2000\00106\ENGSEC2\106COMPSEC2

SHEET 3 OF 6