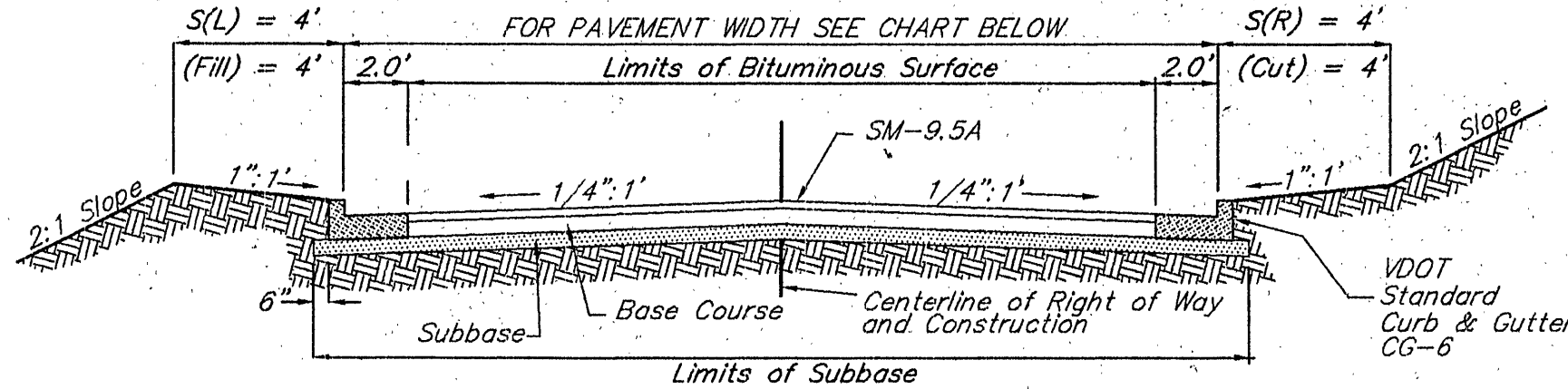


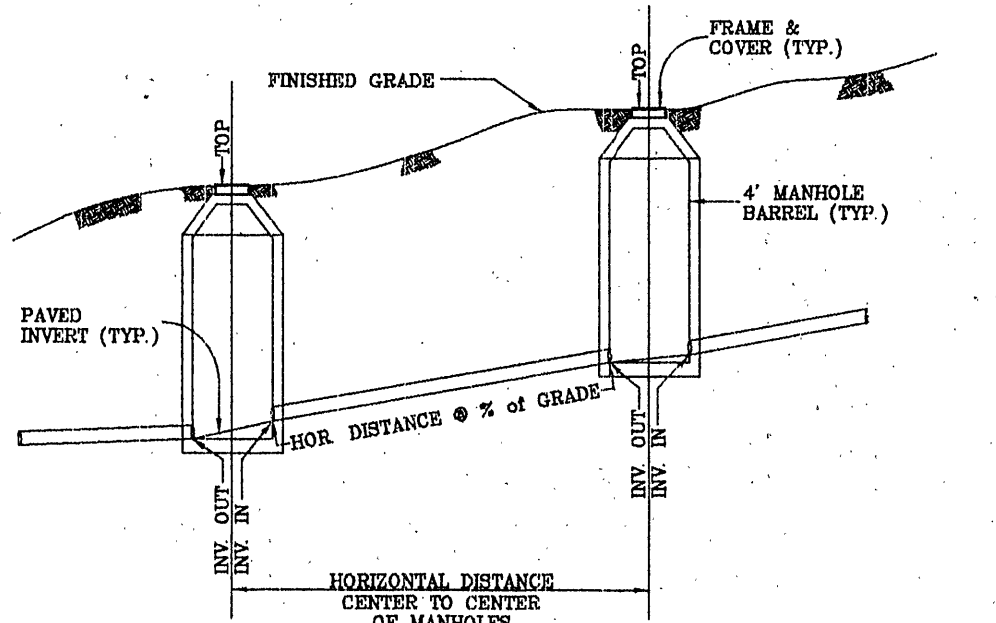
VIRGINIA DEPARTMENT OF TRANSPORTATION NOTES:

1. **QUALITY CONTROL**  
STREETS TO BE GRADED, PAVED AND ALL STRUCTURAL COMPONENTS ERECTED IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS AND ROAD DESIGN STANDARDS AND 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 TEST 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, TRACKING 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 SEEDING 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 INTERSECTION.
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 AS 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 GUARDRAILS ARE TO BE INSTALLED THE SHOULDER 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 NEED 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 CONFLICT, 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.

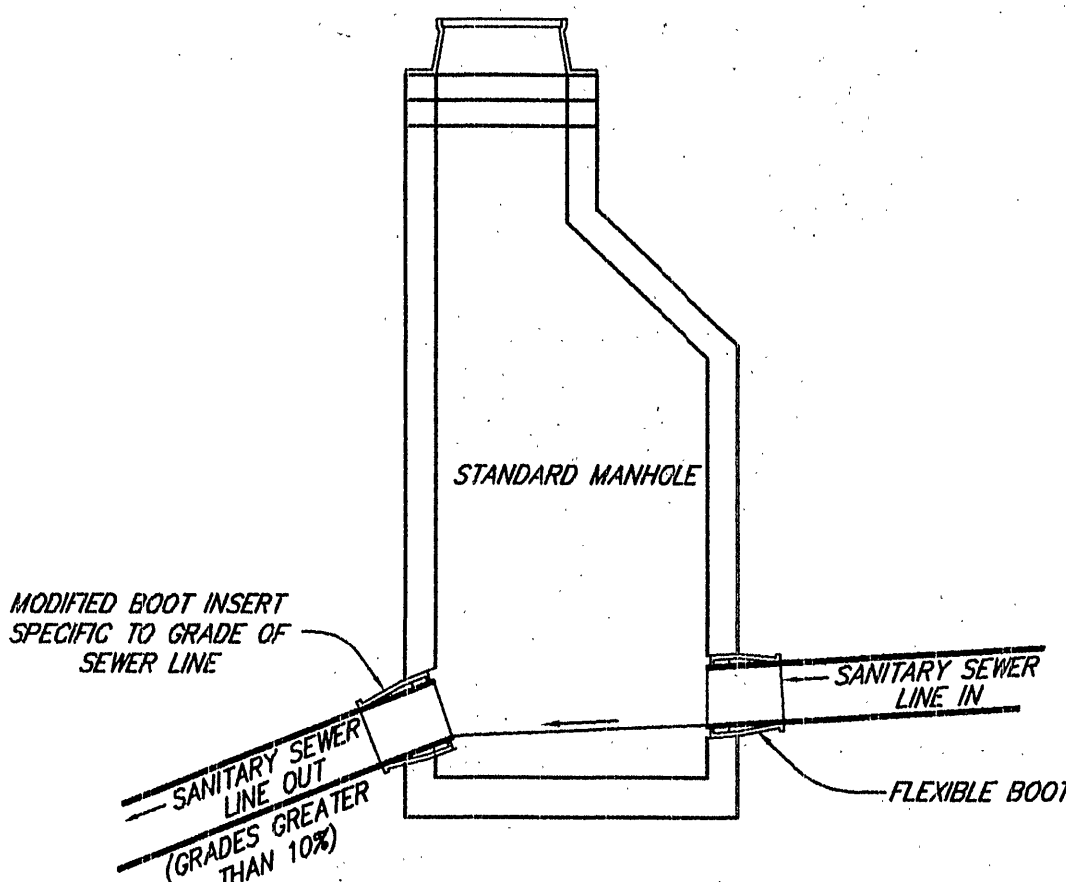


TYPICAL STREET SECTION  
NO SCALE

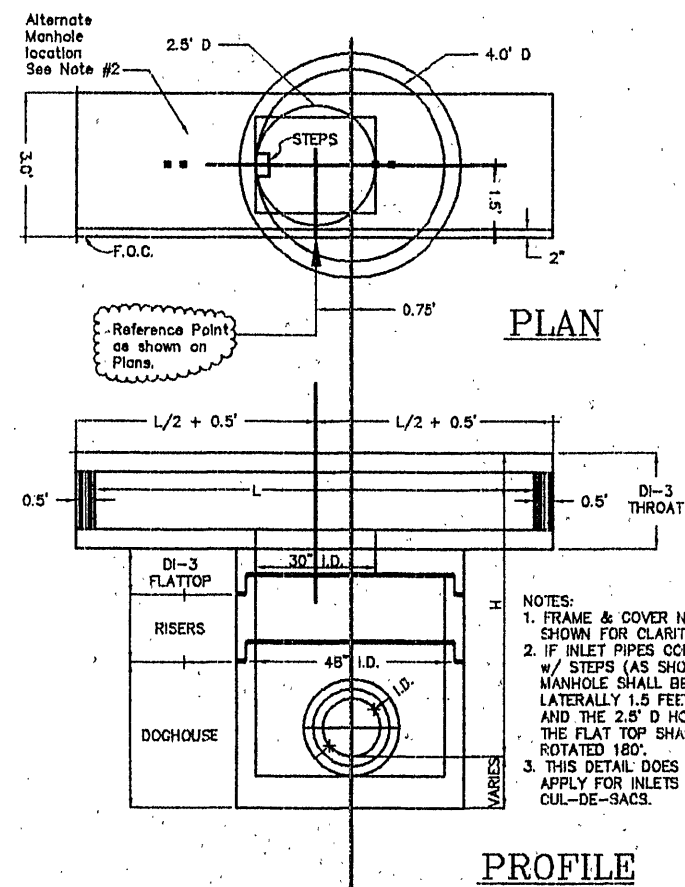
PAVEMENT SPECIFICATIONS			
STREET NAME	FROM STATION TO STATION	PAVEMENT WIDTH	PAVEMENT SPECIFICATION
CORTLAND ROAD	40+21.36 TO 44+12.96	36'	ASPH. CONCRETE, TYPE SM-9.5A (1 1/2") ASPH. CONCRETE BASE, TYPE BM-25.0 (3") AGGREGATE SUBBASE, #21B (6")
FIELDVIEW DRIVE	10+00.00 TO CUL-DE-SAC 60+00.00 TO CUL-DE-SAC	28'	ASPH. CONCRETE, TYPE SM-9.5A (2") AGGREGATE SUBBASE, #21B (8")



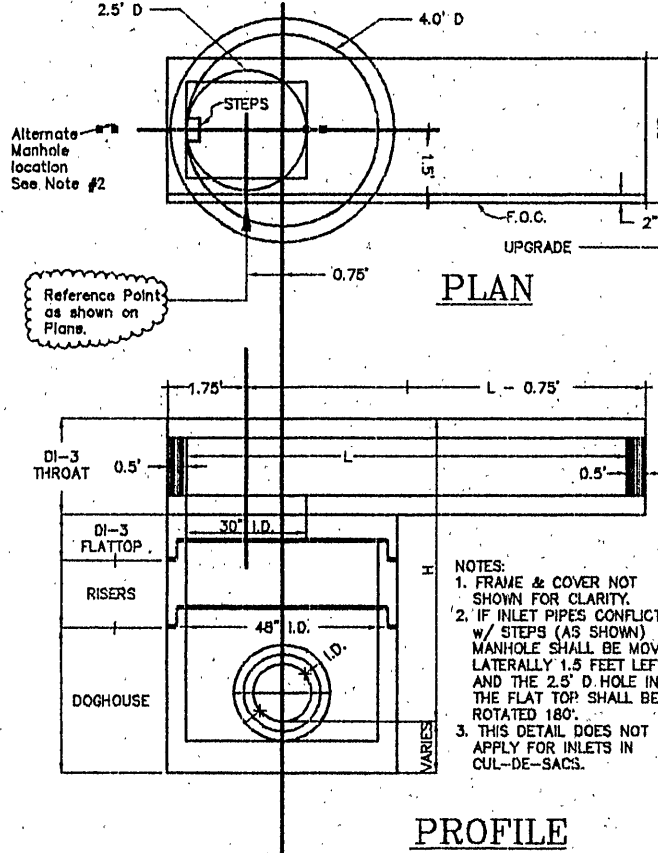
SANITARY SEWER  
HORIZONTAL AND SLOPE DISTANCE DETAIL  
NO SCALE



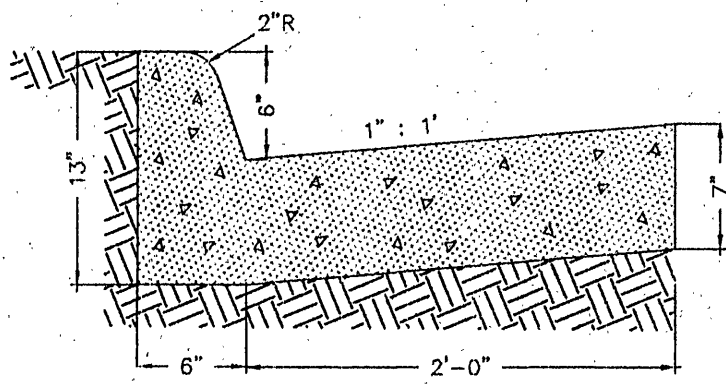
SEVERE GRADE MANHOLE CONSTRUCTION  
NO SCALE



LOCATION DETAIL FOR DI-3A & 3C (PRECAST)  
NO SCALE



LOCATION DETAIL FOR DI-3B (PRECAST)  
NO SCALE



CONCRETE CURB AND GUTTER (CG-6)  
NO SCALE

SITE AND ZONING TABULATIONS

CURRENT ZONING: R-1 (ROANOKE COUNTY), R-3 (BOTETOURT COUNTY)  
PROPOSED USE: SINGLE FAMILY DETACHED DWELLINGS  
SITE ACREAGE: 15.189 ACRES  
PROPOSED NUMBER OF LOTS: 31  
MINIMUM LOT AREA REQUIRED: 7,200 S.F. (ROANOKE COUNTY), 15,000 S.F. (BOTETOURT COUNTY)  
MINIMUM FRONTAGE REQUIRED: 60' (ROANOKE COUNTY), 65' (BOTETOURT COUNTY)  
MINIMUM REQUIRED SETBACKS:  
FRONT: 30' (ROANOKE COUNTY), 25' (BOTETOURT COUNTY)  
REAR: 25' (ROANOKE COUNTY), 25' (BOTETOURT COUNTY)  
SIDE YARD: 10' (ROANOKE COUNTY), 10' (BOTETOURT COUNTY)  
MAXIMUM HEIGHT ALLOWED: 45' (ROANOKE COUNTY), 35' (BOTETOURT COUNTY)  
MAXIMUM BUILDING COVERAGE: 30% (ROANOKE COUNTY)  
MAXIMUM LOT COVERAGE: 50% (ROANOKE COUNTY), 60% (BOTETOURT COUNTY)

GENERAL NOTES

- THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT ROANOKE COUNTY TAX MAP 40.01-1-04.B AND BOTETOURT COUNTY TAX MAP 107 (A) 254.
- OWNER/DEVELOPER: F. & W. COMMUNITY DEVELOPMENT CORPORATION  
P. O. BOX 20069  
ROANOKE, VIRGINIA 24018
- THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY PREPARED BY LUMSDEN ASSOCIATES, P.C.
- TOPOGRAPHY DATA BASED ON AN AERIAL SURVEY PREPARED BY P.D.S.
- NO TITLE REPORT WAS FURNISHED FOR THIS PROPERTY.
- THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY ROANOKE COUNTY SEWER SYSTEM.
- THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY ROANOKE COUNTY WATER SYSTEM.
- THE PROPERTY ON THESE PLANS SHALL BE ACCESSED BY PUBLIC ROADS.

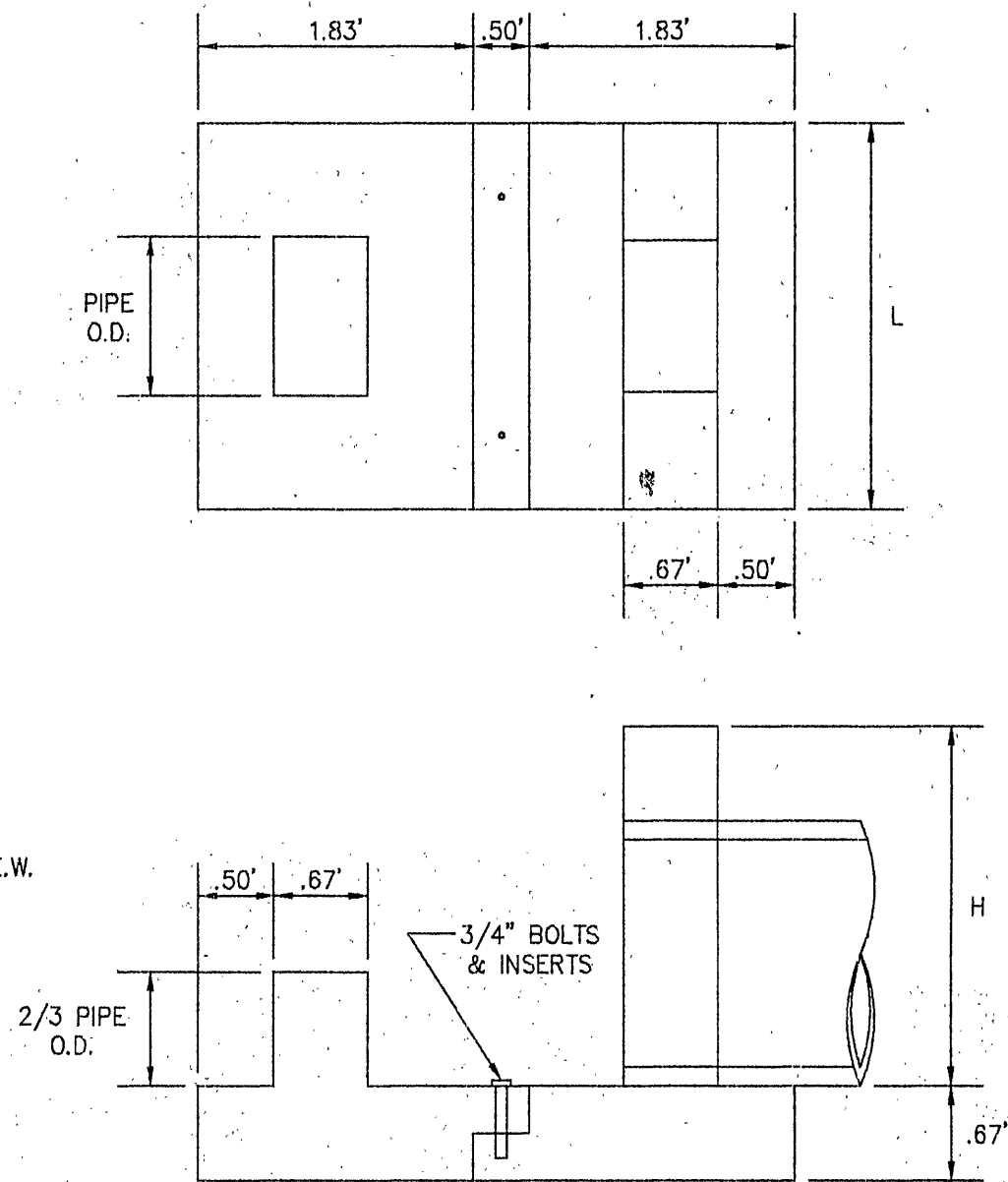
CONSTRUCTION NOTES

- ALL CONSTRUCTION IN ROANOKE COUNTY SHALL CONFORM TO THE CURRENT COUNTY OF ROANOKE STANDARDS AND SPECIFICATIONS.
- ALL CONSTRUCTION IN BOTETOURT COUNTY SHALL CONFORM TO THE CURRENT COUNTY OF BOTETOURT STANDARDS AND SPECIFICATIONS.
- 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.
- NO SUBSOIL INVESTIGATIONS HAVE BEEN MADE BY THE DESIGNING ENGINEER.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- ALL WATER AND SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY ROANOKE COUNTY UTILITY DEPARTMENT.
- SEE 2001 VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILS.
- 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.
- THERE SHALL BE NO CONSTRUCTION AND/OR FIELD CHANGES TO THE DEVELOPMENT PLANS WITHOUT APPROVAL OF THE CONSULTING ENGINEER.
- ANY NEW ALIGNMENTS, CHANGES IN GRADE, ALTERNATIVE PIPE SIZES OR MANHOLES SHALL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. COUNTY ENGINEERS WILL REVIEW THE PLANS WITHIN ONE DAY OF SUBMITTAL. PLAN SHEETS MAY BE 8.5" X 11", IF THE INFORMATION IS LEGIBLE.
- SEE 2001 VDOT ROAD AND BRIDGE STANDARDS FOR PIPE CULVERTS AND STORM SEWER PIPE BEDDING INSTALLATION.

PIPE I.D.	H	L
12"	2.00'	4.00'
15"	2.25'	5.00'
18"	2.50'	6.00'
24"	3.17'	8.00'
30"	3.83'	10.00'
36"	4.50'	12.00'

NOTES:

- CONCRETE 4,000 P.S.I.
- REINFORCING #4 @ 6" C.C. E.W. DOUBLE ROW THROUGHOUT.



EW-1 MODIFIED WITH ENERGY DISSIPATOR  
NO SCALE

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

4664 BRAMBLETON AVENUE  
P.O. BOX 20069  
ROANOKE, VIRGINIA 24018

PHONE: (800) 774-4411  
FAX: (800) 772-9445  
E-MAIL: MAIL@LUMSDENPC.COM

COMMONWEALTH OF VIRGINIA  
MICHAEL S. WEBB  
No. 012656  
6-7-02  
PROFESSIONAL ENGINEER

THE ORCHARDS  
SECTION No. 2  
CORTLAND MEADOWS  
PREPARED FOR  
F. & W. COMMUNITY DEVELOPMENT CORP.  
HOLLIS MAGISTERIAL DISTRICT - ROANOKE COUNTY, VIRGINIA  
VALLEY MAGISTERIAL DISTRICT - BOTETOURT COUNTY, VIRGINIA

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: 6 JUNE 2002  
SCALE: AS SHOWN  
COMMISSION NO: 01-307  
CADD FILE: 51807ENGDEVLANS101307.CAD  
SHEET 4 OF 12