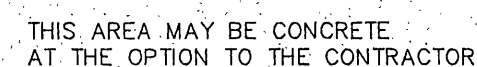




1. SURFACE AND BASE REPLACEMENT WILL GENERALLY BE REQUIRED TO MATCH EXISTING ASPHALT LAYERS AND SHALL BE COMPACTED IN LIFTS ACCORDING TO VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATION 320.
2. AGGREGATE BASE MATERIAL SHALL BE REPLACED TO A DEPTH GREATER THAN EXISTING STONE BASE TO ENSURE LOAD BEARING CAPACITY OF CUT RELATED TO UNDISTURBED EARTH AREAS. AGGREGATE BASE SHALL BE COMPACTED ACCORDING TO VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATION 209.
3. BEDDING MATERIAL SHALL BE ACCORDING TO REQUIREMENT OF EACH UTILITY (GENERALLY FROM BOTTOM OF TRENCH DITCH TO SIX INCHES ABOVE PIPE WITH A MINIMUM OF FOUR INCHES BELOW THE PIPE.
4. SAW CUT TO BE MADE WITH A MECHANICAL SAW AND SIDES TO BE TACKED WITH BITUMINOUS MATERIAL TYPE RC-250 OR EQUAL.
5. STREET OPENING PERMIT REQUIRED BEFORE ANY WORK IN PUBLIC STREET RIGHT-OF-WAY. CONTACT CITY BUILDING DEPARTMENT FOR PERMIT.
6. CONTACT CITY ENGINEERING INSPECTOR 48 HOURS PRIOR TO BEGINNING ANY WORK.



- NOTES:
1. IN TRAFFIC AREAS INSTALLATION OF A TRAFFIC BEARING BOX REQUIRED;
 2. ALL PIPE & FITTINGS SHALL BE OF SIMILAR MATERIAL.
 3. 4-INCH CLEAN-OUT STACKS MAY BE USED ON 6-INCH LATERALS. CHANGE OF SIZE TO BE MADE BY USE OF 6"x4" WYE.
 4. NO BENDS ARE ALLOWED IN THE LATERAL FROM THE MAIN TO THE CLEAN-OUT STACK WYE.
 5. DROP CONNECTIONS NOT ALLOWED ON CLEAN-OUT STACK.



NOTE: COMBINATION CURB AND GUTTER HAVING A RADIUS OF 300' OR LESS (ALONG FACE OF CURB) SHALL BE PAID FOR AS RADIAL COMBINATION CURB AND GUTTER.

THIS ITEM MAY BE PRECAST OR
CAST IN PLACE.

CONCRETE TO BE CLASS A3 IF
CAST IN PLACE, 4000 PSI IF
PRECAST.

THIS CURB IS TO BE USED WHEN DESIGN SPEED IS 40 MPH OR LESS ON RURAL HIGHWAYS AND 45 MPH OR LESS IN DEVELOPED URBAN & SUBURBAN AREAS.

CONCRETE CURB & GUTTER (CG-6)

NOTICE: All Landowners, Developers and Contractors

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.

CONSTRUCTION PROCEDURE REQUIREMENTS

1. **City inspections:** To ensure the coordination of timely and proper inspections, a preconstruction conference shall be initiated by the contractor with the City Building Inspector. Call 703-981-2222 to arrange a conference at least three (3) days prior to anticipated construction.
2. **Street opening permit:** Prior to the commencement of any digging, alteration, or construction within the public right-of-way (streets, alleys, public easements) a street opening permit shall be applied for and obtained by the contractor from the City of Roanoke.
3. **Plans and permits:** A copy of the plans approved by the city (signed by the proper City officials) and all permits issued by the city shall be available at the construction site at all times of ongoing construction.
4. **Location of utilities:** The contractor shall verify the location of all existing utilities prior to the commencement of any construction.
5. **Construction entrance:** The contractor shall install an adequate construction entrance for all construction-related egress from the site. Size and composition of construction entrance shall be determined by the City site plan inspector.
6. **Streets to remain clean:** It shall be the responsibility of the contractor to insure that the public street adjacent to the construction entrance remains free of mud, dirt, dust, and/or any type of construction materials or litter at all times.
7. **Barricades/ditches:** The contractor shall maintain the integrity of all excavated ditches and shall furnish and ensure that all barricades proper and necessary for the safety of the public are in place.
8. **Sewer and pavement replacement:** Construction of sanitary sewers and the replacement of pavement shall be in accordance with approved standards and specifications of the City of Roanoke.
9. **Approved plans/construction changes:** Any change or variation from construction design as shown on the officially approved plans shall be approved by the City Engineer prior to said changes or variations in construction being made.
10. **Final acceptance/city:** The developer or contractor shall furnish the City of Roanoke engineering department with a final correct set of as-built plans prior to final acceptance by the City.

GENERAL NOTES

- A. THIS MAP IS BASED ON A CURRENT FIELD SURVEY COMPLETED BY LUMSDEN ASSOCIATES, P.C.
- B. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- C. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ROANOKE STANDARDS AND SPECIFICATIONS.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM THE CITY OF ROANOKE, VIRGINIA DEPARTMENT OF TRANSPORTATION OR ANY OTHER AUTHORITY ISSUING PERMITS.
- E. ALL SURVEYING INVESTIGATIONS HAVE BEEN MADE BY THE DESIGNING ENGINEER.
- F. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- G. LUMSDEN ASSOCIATES, P.C. DOES NOT CERTIFY TO THE LOCATION OF OR TO THE EXISTENCE OF ANY EXISTING UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN ARE FROM RECORDS. THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATION OR THAT THEY HAVE ALL BEEN SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THESE TEST HOLES WILL BE MADE TO VERIFY ALL CROSSINGS BETWEEN NEW AND EXISTING FACILITIES AND AT CRITICAL GRADE CHANGES IF CONDITIONS ARE FOUND IN THE FIELD WHICH ARE MATERIALLY DIFFERENT FROM THE PLANS. THE CONTRACTOR SHALL NOTIFY LUMSDEN ASSOCIATES, P.C. OF THAT APPROPRIATE REVISIONS WILL BE MADE PRIOR TO STARTING CONSTRUCTION.
- H. NO TITLE REPORT FURNISHED FOR THE PROPERTY.
- I. A WATER MAIN EXTENSION AGREEMENT SHOULD BE EXECUTED WITH THE ROANOKE CITY WATER DEPARTMENT. CONTACT CRAIG SLUSS AT 981-2601.

MISCELLANEOUS

- A. REFER TO SHEET 2 OF 5 FOR RECORD PLAT.
B. REFER TO SHEET 4 OF 5 FOR SITE AND EROSION CONTROL PLAN.
C. REFER TO SHEET 5 OF 5 FOR SANITARY SEWER PROFILE.

REVISION	DATE	DESCRIPTION
DESIGNED: SMP		NOTES AND CONSTRUCTION DETAILS
DRAWN: SMP		FOR
CHECKED: GLR		"RENFIELD FARM"
		PREPARED FOR
		HERITAGE BUILDERS, LTD. OF ROANOKE
		ROANOKE, VIRGINIA
LUMSDEN ASSOCIATES, P.C. ENGINEERS—SURVEYORS—PLANNERS ROANOKE, VIRGINIA		SCALE: AS NOTED
		DATE: 19 MAR, 1999
		COMM: 92-549
		SHEET 3 OF 5

