

STANDARD VIRGINIA DEPARTMENT OF TRANSPORTATION NOTES

QUALITY CONTROL

STREETS SHALL BE GRADED AND PAVED IN ACCORDANCE WITH THE MOST CURRENT VERSIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION'S ROAD AND BRIDGE SPECIFICATIONS AND ROAD AND BRIDGE STANDARDS. ALL STRUCTURAL COMPONENTS ERECTED WITHIN A PROPOSED VDOT RIGHT OF WAY SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT VERSIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION'S ROAD AND BRIDGE SPECIFICATIONS AND ROAD AND BRIDGE STANDARDS. ALL MATERIALS USED WITHIN A PROPOSED VDOT RIGHT OF WAY SHALL BE TESTED IN ACCORDANCE WITH STANDARD POLICIES. THE DEVELOPER MUST CONTACT THE OFFICE OF THE RESIDENT ENGINEER, PRIOR TO BEGINNING ANY CONSTRUCTION TO OBTAIN THE INSPECTION AND TESTING PROCEDURES. THE DEVELOPER SHALL PROVIDE TEST REPORTS, AT THE DEVELOPER'S EXPENSE, FROM INDEPENDENT LABORATORIES. THE RESIDENT ENGINEER MUST APPROVE ALL INDEPENDENT LABORATORIES.

THE SUB-GRADE MUST BE APPROVED BY THE RESIDENT ENGINEER PRIOR TO PLACEMENT OF THE BASE. EACH LAYER OF THE PAVEMENT SHALL BE APPROVED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR DEPTH, TEMPLATE AND COMPACTION BEFORE THE NEXT LAYER OF PAVEMENT IS APPLIED.

UTILITIES

ALL NECESSARY UTILITY LATERALS ALONG WITH PROVISIONS FOR CONDUIT (i.e. WATER, SEWER, STORM, GAS AND TELEPHONE) SHALL BE CONSTRUCTED PRIOR TO PLACEMENT OF THE BASE MATERIAL.

GAS OR PETROLEUM TRANSMISSION LINES WILL NOT BE PERMITTED WITHIN THE PAVEMENT (BACK OF CURB TO BACK OF CURB) OR THE SHOULDER ELEMENT. SERVICE LATERALS CROSSING THE PAVEMENT, AND PIPE LINES LOCATED OUTSIDE THE PAVEMENT BUT INSIDE THE RIGHT OF WAY SHALL BE CONSTRUCTED IN CONFORMITY WITH ASA B 31.8 SPECIFICATIONS AND SAFETY REGULATIONS. DISTRIBUTION LINES WITH PRESSURES LESS THAN 120 psi ARE UNAFFECTED BY THE ABOVE.

PERMITS ARE REQUIRED FOR ANY UTILITIES WITHIN THE PROPOSED STREET RIGHT OF WAY PRIOR TO ACCEPTANCE OF THE STREET INTO THE SECONDARY HIGHWAY SYSTEM. HOWEVER, ANY RIGHT, TITLE OR INTEREST GRANTED TO A UTILITY COMPANY FOR PLACEMENT OF UTILITIES (e.g. POWER, TELEPHONE, ETC) IN PROPOSED STREETS MUST BE RELEASED PRIOR TO ACCEPTANCE OF THE STREET IN THE SECONDARY SYSTEM.

DRIVEWAYS

PERMITS SHALL BE REQUIRED FOR ALL PRIVATE ENTRANCES CONSTRUCTED ON THESE STREET RIGHT-OF-WAY AFTER ACCEPTANCE OF THESE STREETS INTO THE SECONDARY HIGHWAY SYSTEM.

ALL PRIVATE ENTRANCES WITHIN THE RIGHT-OF-WAY SHALL NOT EXCEED EIGHT PERCENT (8%) MAXIMUM GRADE.

PARKING REQUIREMENTS FOR THE LOTS CREATED HEREON SHALL CONFORM TO THE COUNTY OF ROANOKE ZONING ORDINANCE AS SPECIFIED IN SEC. 30-91-9. THIS SECTION STATES THAT FOR EACH SINGLE FAMILY DWELLING, TWO (2) OFF-STREET SPACES SHALL BE PROVIDED.

EROSION CONTROL AND LANDSCAPING

CARE SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT EROSION, DUST AND MUD FROM DAMAGING ADJACENT PROPERTY, CLOGGING DITCHED, TRACKING PUBLIC STREETS AND OTHERWISE CREATING A PUBLIC NUISANCE TO SURROUNDING AREAS.

THE ENTIRE CONSTRUCTION AREA INCLUDING DITCHES, CHANNELS, BACK OF CURBS AND/OR PAVEMENT IS TO BE BACKFILLED AND SEEDED AT THE EARLIEST POSSIBLE TIME AFTER FINAL GRADING.

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 AS DIRECTED BY THE RESIDENT ENGINEER TO CORRECT THE PROBLEM.

ALL VEGETATION AND OVERBURDEN SHALL BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO CONDITIONING (CUTTING AND/OR PREPARATION) OF THE SUB-GRADE.

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 DURING THE LIFETIME OF THE PERMIT. FIELD REVISIONS TO THE PERMIT SHALL BE MADE AS NEEDED IN ORDER TO ACCOMMODATE THE PREVAILING CONDITIONS AND TO ACCOMMODATE SAFETY ACCOMPANIMENTS SUCH AS TURNING LANES.

INSPECTION

AN INSPECTOR WILL NOT BE FURNISHED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION EXCEPT FOR PERIODIC PROGRESS INSPECTIONS. 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.

GUARDRAIL

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 CAN 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 AND SPECIFICATIONS.

STREET MAINTENANCE

THE STREETS MUST BE PROPERLY MAINTAINED UNTIL ACCEPTANCE. WHEN ALL REQUIREMENTS HAVE BEEN MET FOR ACCEPTANCE, A FINAL INSPECTION WILL BE MADE TO DETERMINE THAT THE STREET HAS BEEN PROPERLY MAINTAINED.

UNDERGROUND UTILITIES

THE CONTRACTOR SHALL VERIFY BY CONTACTING "MISS UTILITY", THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE SITE ENGINEER IMMEDIATELY IF LOCATIONS OR ELEVATIONS IS DIFFERENT FROM THAT SHOWN ON THE PLANS. IF THERE APPEARS TO BE A CONFLICT, OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLAN, CALL "MISS UTILITY".

REVISIONS OF SPECIFICATIONS AND STANDARDS

APPROVAL OF THESE PLANS IS BASED ON THE ROAD AND BRIDGE SPECIFICATIONS AND STANDARDS IN EFFECT AT THE TIME OF APPROVAL. HOWEVER, UNTIL COMPLETION OF THE ROADWAY AND ACCEPTANCE BY THE DEPARTMENT, THIS DEVELOPMENT IS SUBJECT TO ALL FUTURE REVISIONS OF THE ROAD AND BRIDGE SPECIFICATIONS AND STANDARDS.

SUPPLEMENTAL NOTES

ANY DEVIATIONS BETWEEN THE PROPOSED CONTOURS AND PLANS AND THE AS-BUILT CONDITIONS MAY REQUIRE ADDITIONAL DRAINAGE STRUCTURES AND EASEMENTS.

WESTERN VIRGINIA WATER AUTHORITY NOTES

GENERAL NOTES:

A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE WESTERN VIRGINIA WATER AUTHORITY TO BE HELD AT LEAST ONE (1) DAY PRIOR TO ANY CONSTRUCTION OF THE APPROVED WATER AND SANITARY SEWER FACILITIES.

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.

ALL SANITARY SEWER AND WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS, MANHOLES, ETC. AFTER PAVING AND ADJUSTING TO FINAL GRADE IF NECESSARY.

ALL EXISTING UTILITIES MAY NOT BE SHOWN OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH THE STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.

ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT-OF-WAYS SHALL BE COMPACTED ACCORDING TO VIRGINIA DEPARTMENT OF TRANSPORTATION'S STANDARDS.

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL REFER TO THE WESTERN VIRGINIA WATER AUTHORITY STANDARD WATER AND SEWER REGULATIONS FOR CONSTRUCTION DETAILS AND INSTALLATION METHODS AS REQUIRED TO COMPLETE THE PROPOSED UTILITY FACILITIES AS INDICATED BY THESE DRAWINGS.

FIELD CORRECTIONS SHALL BE APPROVED BY THE WVWA ENGINEERING DIVISION PRIOR TO SUCH CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE THE WESTERN VIRGINIA WATER AUTHORITY WITH CORRECT AS-BUILT PLANS PRIOR TO SUBSTANTIAL COMPLETION OF ANY NEW PUBLIC EXTENSIONS.

WATER NOTES

WATER MAINS SHALL BE MINIMUM CLASS 52 DUCTILE IRON IN ACCORDANCE TO AWWA C151 OR DR-14 PVC IN ACCORDANCE WITH AWWA C-900.

WATER LATERALS FROM THE METER TO THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.

THE CONSTRUCTION OF THE PROPOSED PUBLIC WATER MAIN AND ALL RESIDENTIAL SERVICES SHALL BE IN COMPLIANCE WITH THE CURRENT WESTERN VIRGINIA WATER AUTHORITY REGULATIONS. REFER TO THESE REGULATIONS FOR COMPLETE DETAILS AND INSTALLATION METHODS.

SEWER NOTES:

HOUSE CONNECTIONS ARE TO BE MADE WITH 4" PIPE INSTALLED AT A MINIMUM GRADE OF 1/4 INCH TO 1 FOOT IN R/W.

LATERALS FROM MANHOLES SHALL BE PVC OR DUCTILE IRON OF SUFFICIENT LENGTH TO PROVIDE TWO (2) FEET OF BEARING ON NATURAL GROUND.

THE LATERALS AND REQUIRED FITTINGS LOCATED WITHIN A VDOT RIGHT-OF-WAY OR PUBLIC EASEMENT SHALL BE OF THE SAME TYPE OF MATERIAL AS THE MAINLINE SEWER PIPELINE.

THE CONSTRUCTION OF THE PROPOSED PUBLIC SEWER MAIN AND ALL RESIDENTIAL SERVICES SHALL BE IN COMPLIANCE WITH THE CURRENT WESTERN VIRGINIA WATER AUTHORITY REGULATIONS. REFER TO THESE REGULATIONS FOR COMPLETE DETAILS AND INSTALLATION METHODS.

ALL SANITARY SEWER PIPING SHALL BE PVC (POLYVINYL CHLORIDE) MANUFACTURED IN ACCORDANCE WITH ASTM DESIGNATION 3034-77 (SDR 35) UNLESS OTHERWISE NOTED ON THE PROFILES.

ALL MANHOLE FRAMES AND COVERS SHALL BE WATERTIGHT AND ALL COVERS SHALL BE BOLT-DOWN MANHOLE COVERS (SEE DETAIL S-05 AND S-06) WHERE APPLICABLE.

CONSTRUCTION NOTES

ALL CONSTRUCTION METHODS AND MATERIALS FOR THIS PROJECT SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AUTHORITY, THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND THE COUNTY OF ROANOKE.

ALL WATER & SANITARY SEWER WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY AND V.D.O.T. INSPECTORS FOR WORK WITHIN THE EXISTING RIGHT-OF-WAY.

INSTALLATION OF ALL STORM DRAIN PIPES AND RELATED PIPE BEDDING AND TRENCH BACKFILLING MUST CONFORM TO THE VDOT ROAD & BRIDGE STANDARDS, LATEST EDITION.

ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATE PIPE SIZES OR MANHOLES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. THE COUNTY OF ROANOKE, DEPARTMENT OF COMMUNITY DEVELOPMENT & VDOT WILL REVIEW THE PLANS WITHIN ONE (1) DAY OF SUBMITTAL. PLAN SHEETS CAN BE 8.5"x11" IF THE INFORMATION IS LEGIBLE.

INSTALLATION OF ALL PIPE CULVERTS IN VDOT RIGHT-OF-WAY AND EASEMENTS SHALL CONFORM TO THE 2001 ROAD AND BRIDGE STANDARDS.

STEPS ARE REQUIRED IN STRUCTURES EXCEEDING 4.0' IN DEPTH (VDOT STD. 106.09) AND SAFETY SLABS ARE REQUIRED IN STRUCTURES EXCEEDING 12' IN DEPTH (VDOT STD. 106.14)

ENGINEER'S NOTES

CALDWELL WHITE ASSOCIATES ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF PLANS OR FOR INFORMATION ON PLANS UNTIL SUCH PLANS HAVE BEEN APPROVED BY THE REQUIRED PUBLIC AGENCIES.

ANY WORK COMMENCED ON A PROJECT PRIOR TO PLAN APPROVAL IS AT SOLE RISK OF THE DEVELOPER.

CALDWELL WHITE ASSOCIATES DOES NOT GUARANTEE THE COMPLETION OR QUALITY OF PERFORMANCE OF THE PERFORMANCE OF THE CONTRACTS OR THE COMPLETION OR QUALITY OF PERFORMANCE OF CONTRACTS BY SUBCONTRACTORS OR OTHER THIRD PARTIES.

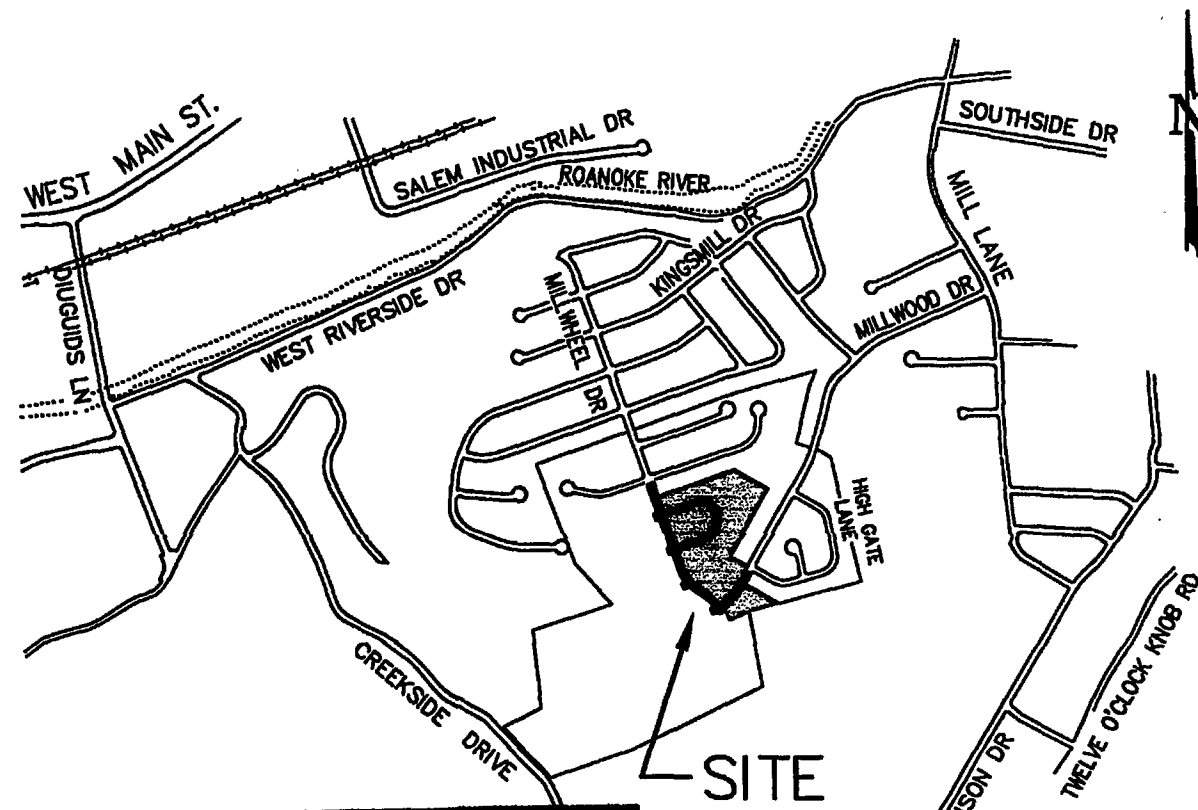
SOURCE OF TOPOGRAPHIC MAPPING IS CITY OF SALEM AERIAL MAPPING, DATED APRIL, 1992 AND SUPPLEMENTED BY FIELD SURVEYS PROVIDED BY CWA.

THE SUBJECT PROPERTY IS A RESUBDIVISION OF TAX PARCELS #56.03-2-37 AND #56.03-02-43.1. REFERENCE THE FOLLOWING SUBDIVISION PLATS FOR ANY ADDITIONAL PROPERTY DESCRIPTIONS OR EASEMENT LOCATIONS SHOWN HEREON:

- * RESUBDIVISION PLAT FOR RUSSLLEN FARMS DEVELOPMENT, LLC -- P.B. 25, Pg. 37
- * RECORDATION OF SECTION 1, FOXFIELD AT RUSSLLEN FARMS -- P.B. 25, Pg. 167
- * RESUBDIVISION PLAT FOR RUSSLLEN FARMS DEVELOPMENT, LLC -- P.B. 26, Pg. 143
- * RECORDATION OF SECTION 2, FOXFIELD AT RUSSLLEN FARMS -- P.B. 27, Pg. 38
- * RECORDATION OF SECTION 2, RIVER OAKS AT RUSSLLEN FARMS -- P.B. 28, Pg. 139
- * RECORDATION OF SECTION 3, FOXFIELD AT RUSSLLEN FARMS -- P.B. 29, Pg. 43
- * RECORDATION OF RESUBDIVISION PLAT -- P.B. 29, Pg. 111

THIS PROPERTY IS LOCATED IN F.E.M.A. DEFINED ZONE X UNSHADED. SEE F.E.M.A. MAP 51161C0039 WITH AN EFFECTIVE DATE OF OCTOBER 18, 1995

VICINITY MAP



DEVELOPMENT PLAN APPROVED FOR CONSTRUCTION BY ROANOKE COUNTY	
Department	Date
Development Review	6/6/06
Engineering	6/6/06
Water & Sewer	6/6/06
Planning & Zoning	6/6/06

SHEET

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C-2
C-3
C-4
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LEGEND

ABBREVIATIONS

AH/FH	ARROW HEAD TOP OF	MH	MANHOLE
APPROX	FIRE HYDRANT	MIN	MINIMUM
ASPH	APPROXIMATE	MON	MONUMENT
BC	ASPHALT	NBL	NORTH BOUND LANE
BIT	BOTTOM OF CURB	PROP	PROPOSED
BLDG	BITUMINOUS	PUE	PUBLIC UTILITY EASEMENT
BLK	BUILDING	PVMT	PAVEMENT
BW	BLOCK	R	RADIUS
BM	BENCHMARK	RT	RIGHT
BW	BOTTOM OF WALL	R.O.W.	RIGHT OF WAY
CB	CINDER BLOCK	REQD	REQUIRED
C&G	CURB & GUTTER	RR	RAILROAD
CMP	CORRUGATED METAL PIPE	RYS	REAR YARD SETBACK
CONC	CONCRETE	SAN	SANITARY
COR	CORNER	SBL	SOUTH BOUND LANE
DBL	DOUBLE	SD	STORM DRAIN
DEFL	DEFLECTION	SECT	SECTION
DI	DROP INLET	SE	SLOPE EASEMENT
DIA	DIAMETER	SS	SANITARY SEWER
DE	DRAINAGE EASEMENT	SSE	SANITARY SEWER EASEMENT
EBL	EAST BOUND LANE	STA	STATION
ELEC	ELECTRIC	STD	STANDARD
ELEV	ELEVATION	STO	STORAGE
ENTR	ENTRANCE	SYS	SIDE YARD SETBACK
EP	EDGE OF PAVEMENT	TBM	TEMPORARY BENCHMARK
EW	ENDWALL	TC	TOP OF CURB
EXIST	EXISTING	TEL	TELEPHONE
FDN	FOUNDATION	TRANS	TRANSFORMER
FF	FINISHED FLOOR	TW	TOP OF WALL
FG	FINISH GRADE	TYP	TYPICAL
HPT	HIGH POINT	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
INV	INVERT	VERT	VERTICAL
INTX	INTERSECTION	WBL	WEST BOUND LANE
IP	IRON PIN	WVWA	WESTERN VIRGINIA WATER AUTHORITY
LT	LEFT	YD	YARD
MBL	MINIMUM BUILDING LINE		

SYMBOLS

EXISTING	NEW	
100.5 E	FG=100.5	SPOT ELEVATION
----- 100 -----	100	CONTOURS
==8"ss==	8"SS	SANITARY SEWER LINE
---4"w---	4"W	WATERLINE
==8"sd==		STORM DRAIN
---2"g---	2"G	GAS LINE
e	E	OVERHEAD ELECTRIC LINE
t	T	OVERHEAD TELEPHONE LINE
tv	TV	OVERHEAD CABLE TELEVISION LINE
ue ut	UE UT	UNDERGROUND TEL OR ELEC LINE
		WATER OR GAS METER
		VALVE
		FIRE HYDRANT
		MANHOLE
		CLEANOUT
		DROP INLET (CURB OR GRADE)
		UTILITY POLE, GUY & ANCHOR
		DITCH OR SWALE
		CENTERLINE OR BASELINE
		PROPERTY LINE
		SURVEY TRAVERSE POINT
		DEFLECTION ANGLE
		DIRECT ANGLE
		WELL
		BENCHMARK
		FENCE
		TREE LINE
		AS-BUILT
		11/02/2006
		SHEETS C-8 & C-9

FOXFIELD at RUSSLLEN FARMS SECTION 4

ROANOKE COUNTY, VIRGINIA

REVISIONS

No.	Date	Remarks	By
1	12/19/05	RESPONSE TO COUNTY AND VDOT 1st REVIEW	CWA
2	03/28/06	RESPONSE TO COUNTY AND VDOT 2nd REVIEW	CWA

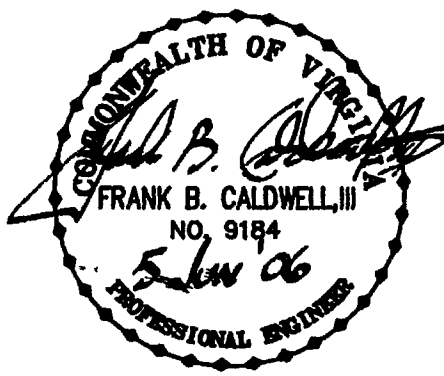
Designed: J.V.J.

Checked: F.B.C.

Date: Aug. 22, 2005

W.O. # 01-0090

N.B. # Russlen Farms



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