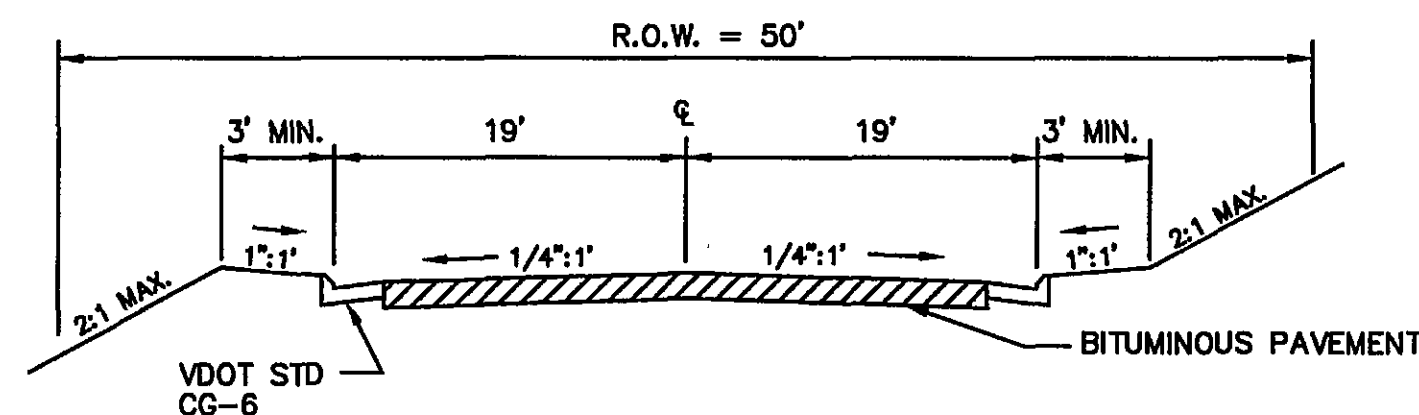


FOXFIELD LANE  
FROM STA. 10+19.0 to STA. 19+63.83  
PAVEMENT DESIGN TO BE BASED  
ON AN ADT OF 160



MILLWHEEL DR.: ±STA. 16+13 thru Intx. w/ Millwood Dr. (ADT 1270)  
MILLWOOD DR.: ±STA. 20+67 thru Intx. w/ Millwheel Dr. (ADT 1970)  
PAVEMENT DESIGN TO BE BASED  
THE ADT INDICATED

#### NOTE:

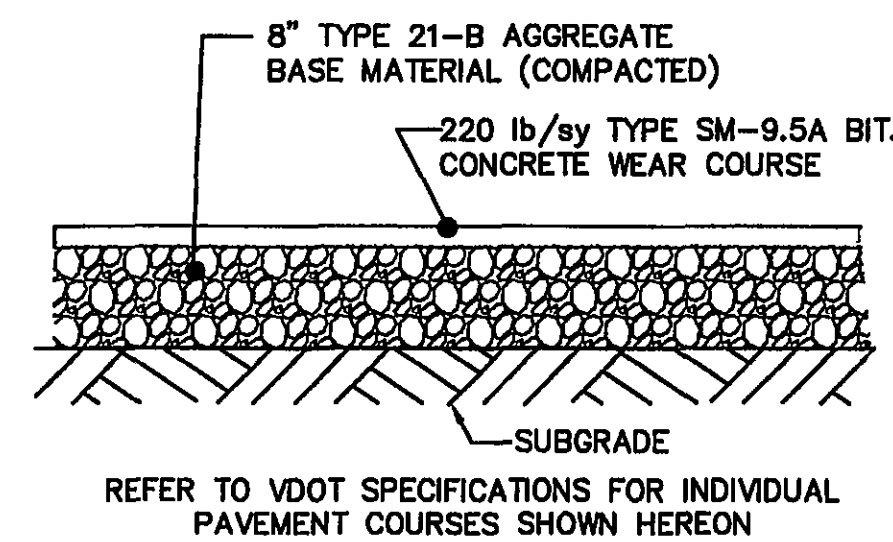
THE PRELIMINARY PAVEMENT DESIGNS SHOWN ARE BASED ON A PREDICATED SUB-GRADE CBR VALUE OF 7.0 AND A RESILIENCY FACTOR (RF) OF 2.0 AS SHOWN IN APPENDIX I OF THE 2000 VIRGINIA DEPARTMENT OF TRANSPORTATION PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS. THE SUB-GRADE SOIL IS TO BE TESTED BY AN INDEPENDENT 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.

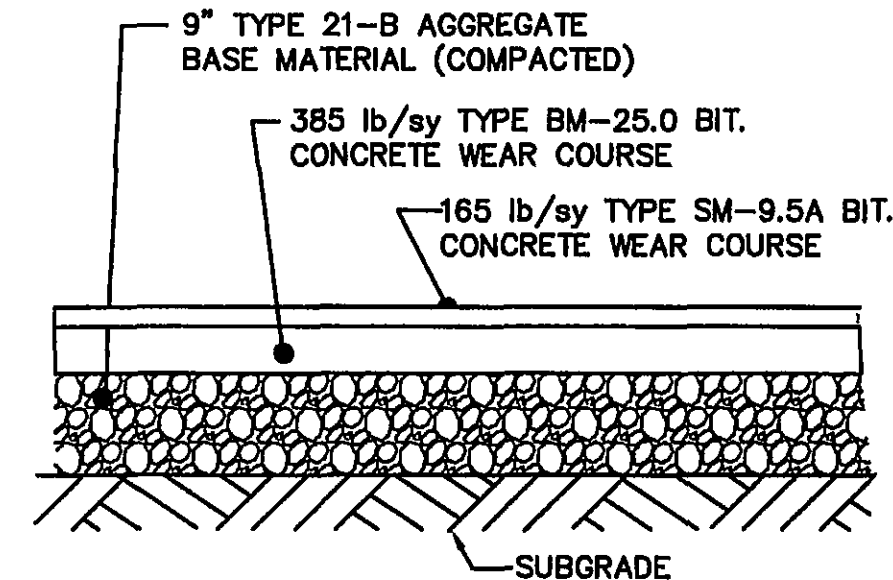
SHOULDER AREAS SHALL BE WIDEN AS REQUIRED FOR INSTALLATION OF GUARDRAILS OR AS REQUIRED TO MAINTAIN A MIN. 4' WIDE 'FLAT' SWATH CENTERED OVER AN UNDERGROUND WATER PIPE INSTALLED BETWEEN THE CURBING OR RIGHT-OF-WAY.

### TYPICAL ROADWAY SECTIONS

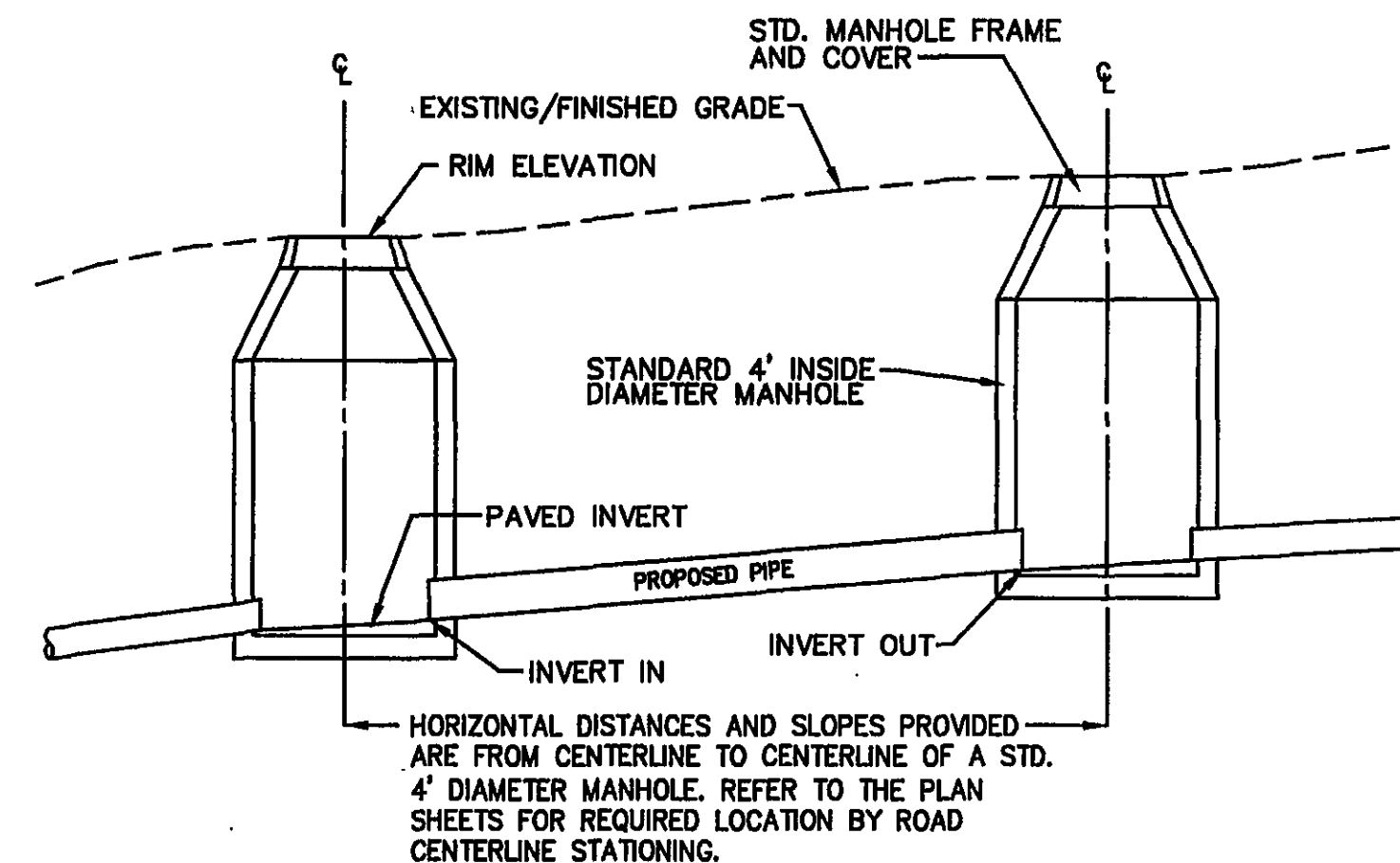
NO SCALE



REFER TO VDOT SPECIFICATIONS FOR INDIVIDUAL  
PAVEMENT COURSES SHOWN HEREON

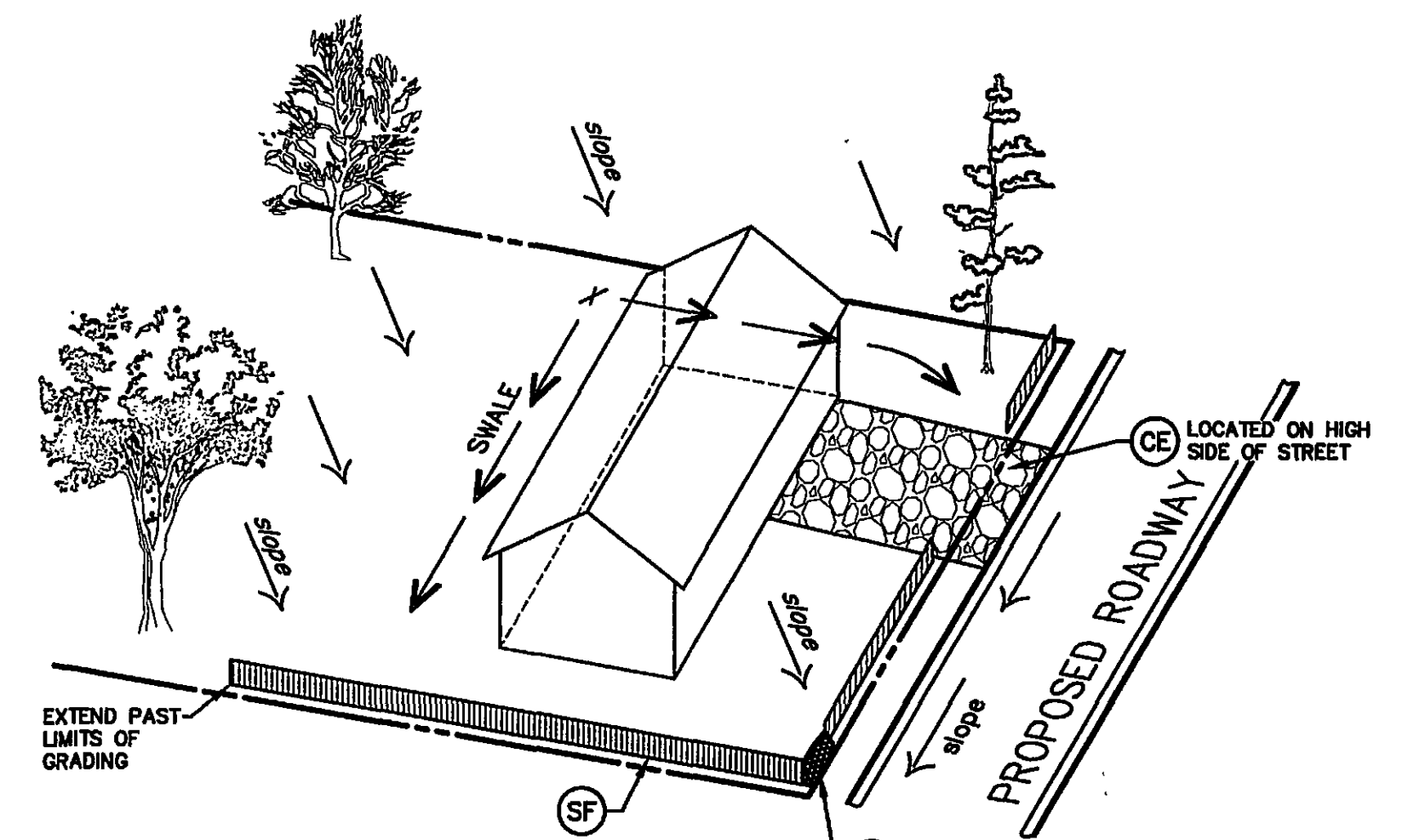


REFER TO VDOT SPECIFICATIONS FOR INDIVIDUAL  
PAVEMENT COURSES SHOWN HEREON



### MANHOLE CONSTRUCTION INFORMATION

NO SCALE



#### NOTES:

1. REFER TO VESCH FOR DETAILS OF PROPOSED SOIL EROSION MEASURES
2. LAYOUT IS FOR SCHEMATIC PURPOSES ONLY, G.C. SHALL ADJUST LOCATION OF SILT FENCING AND CHECK DAM TO INTERCEPT ALL DISTURBED AREAS.
3. ADDITIONAL ITEMS OR MODIFICATIONS MAY BE REQUIRED AS DIRECTED BY ROANOKE COUNTY INSPECTORS.
4. POSITIVE DRAINAGE SHALL BE PROVIDED ALONG THE LONGITUDINAL SLOPE OF THE SILT FENCING TO THE PROPOSED CHECK DAM.

### TYPICAL ESC PLAN FOR A SINGLE DWELLING

NO SCALE

### SANITARY SEWER CLEANOUT & MANHOLE INFORMATION

LOT	DOWN-STREAM STRUCTURE	STA.	OFFSET	CLEANOUT INVERT	MINIMUM FLOOR ELEV.	PROPOSED FLOOR ELEV.	LINE	BEARING	DISTANCE
41	exist. stub	1+18.4	26.5' L	1161.9	1163.9	1177.0	exist. to #101	N. 02°10'12" E.	48.03'
42	#110	0+73.7	24.2' L	1170.8	1172.8	1180.0	#101 to #102	N. 48°02'41" W.	158.28'
43	#111	0+35.3	24.5' L	1172.4	1174.4	1185.0	#102 to #103	N. 27°33'37" E.	115.98'
54	exist. stub	0+08.0	33.5' R	1160.4	1162.4	1174.0	#103 to #104	N. 15°07'01" E.	119.65'
55	exist. stub	0+76.4	33.5' R	1161.5	1163.5	1176.0	#104 to #105	N. 62°09'09" W.	92.60'
56	#110	0+33.0	33.5' R	1170.7	1172.7	1179.0	#105 to #106	S. 71°04'43" W.	395.17'
57	#110	0+75.7	36.5' R	1171.1	1173.1	1182.0	#102 to #107	S. 68°56'02" W.	354.81'
58	Dbl. CO	1+17.0	---	1172.3	1174.3	1174.5	exist. to #108	S. 59°07'48" W.	358.19'
59	exist. mh.	2+45.4	10.0' L	1167.2	1169.2	1174.25	#108 to #109	S. 34°09'29" W.	50.00'
60	exist. mh.	2+49.4	10.0' R	1167.4	1169.4	1178.0	stub to #110	S. 30°38'58" W.	130.±
61	#102	2+11.5	19.5' L	1185.8	1187.8	1189.0	#110 to #111	S. 30°38'58" W.	135.67'
62	#102	1+36.5	22.2' L	1182.8	1184.8	1186.0	#111 to #112	S. 67°28'59" W.	170.81'
63	#102	0+72.0	24.6' L	1180.2	1182.2	1183.0			
64	#101	0+50.5	10.0' L	1163.8	1165.8	1180.0			
65	#101	0+48.5	10.0' R	1163.6	1165.6	1180.0			
66	#103	0+00.0	14.0' R	1179.9	1181.9	1184.0			
67	#103	0+45.2	25.5' R	1179.9	1181.9	1188.25			
68	#104	0+00.0	14.0' R	1187.4	1189.4	1194.25			
69	#104	0+53.9	22.6' R	1192.9	1194.9	1201.0			
70	#105	0+11.0	19.3' R	1197.1	1199.1	1206.25			
71	#105	0+81.2	26.0' R	1200.0	1202.0	1211.25			
72	#105	1+61.2	26.0' R	1203.1	1205.1	1215.0			
73	#105	2+41.2	26.0' R	1206.2	1208.2	1223.75			
74	#105	2+43.2	25.0' L	1206.3	1208.3	1213.0			
75	#105	1+64.8	25.0' L	1203.3	1205.3	1210.0			
76	#105	0+91.5	25.0' L	1200.4	1202.4	1207.0			
77	#103	0+63.1	24.7' L	1184.2	1186.2	1204.0			
78	#102	0+87.3	29.9' L	1179.6	1181.6	1186.25			
79	#102	0+87.8	27.0' R	1180.9	1182.9	1186.25			
80	#102	1+43.8	29.1' R	1183.2	1185.2	1190.25			
81	#102	2+08.5	31.6' R	1185.9	1187.9	1201.25			

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.

CLEANOUT ELEVATIONS ARE BASED ON A MINIMUM SLOPE OF 2.08% WITHIN THE RIGHT-OF-WAY OR EASEMENTS AND MAY BE INCREASED AS DICTATED BY THE SURROUNDING TOPOGRAPHY.

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.

OWNER: RUSSLLEN FARMS DEVELOPMENT, LLC  
494 GLENMORE DRIVE  
SALEM, VA. 24153

FEMA MAP #: 51161C0039 D (EFFECTIVE DATE 10/18/95)

DEVELOPER: RUSSLLEN FARMS DEVELOPMENT, LLC  
494 GLENMORE DRIVE  
SALEM, VA. 24153

MAXIMUM BUILDING HEIGHT: 45'

TAX MAP NO: 56.03-2-37/43.2

MAXIMUM LOT COVERAGE: 50%

ZONING: R1  
PROPOSED USE: ZERO LOT LINE OPTION

STREET CATEGORY: VARIES-SEE CROSS SECTIONS

MINIMUM LOT SIZE REQ'D: 0.13 AC./5,760 SQ. FT.

MAXIMUM BUILDING COVERAGE: 40 PERCENT OF LOT AREA

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

PARKING: DEVELOPER SHALL PROVIDE A MINIMUM OF 2 OFF STREET PARKING SPACES PER LOT.

LOT FRONTAGE PROVIDED: 60' MINIMUM

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 OF THE PROPERTY.

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

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'

#### CONSTRUCTION DETAILS & NOTES

### FOXFIELD at RUSSLLEN FARMS SECTION 4

SITUATE MILLWOOD DRIVE & MILLWHEEL DRIVE  
CATAWBA MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA

Designed: J.V. Judy  
Drawn: J.V. Judy  
Checked: F.B. Caldwell  
Revised: March 28, 2006  
Scale: AS SHOWN  
Tax Parcel: 56.03-2-37/43.2  
K.O. # 01-0090



**CALDWELL WHITE ASSOCIATES**  
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ROANOKE, VIRGINIA 24017  
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WVMA ID# 6PENKIM