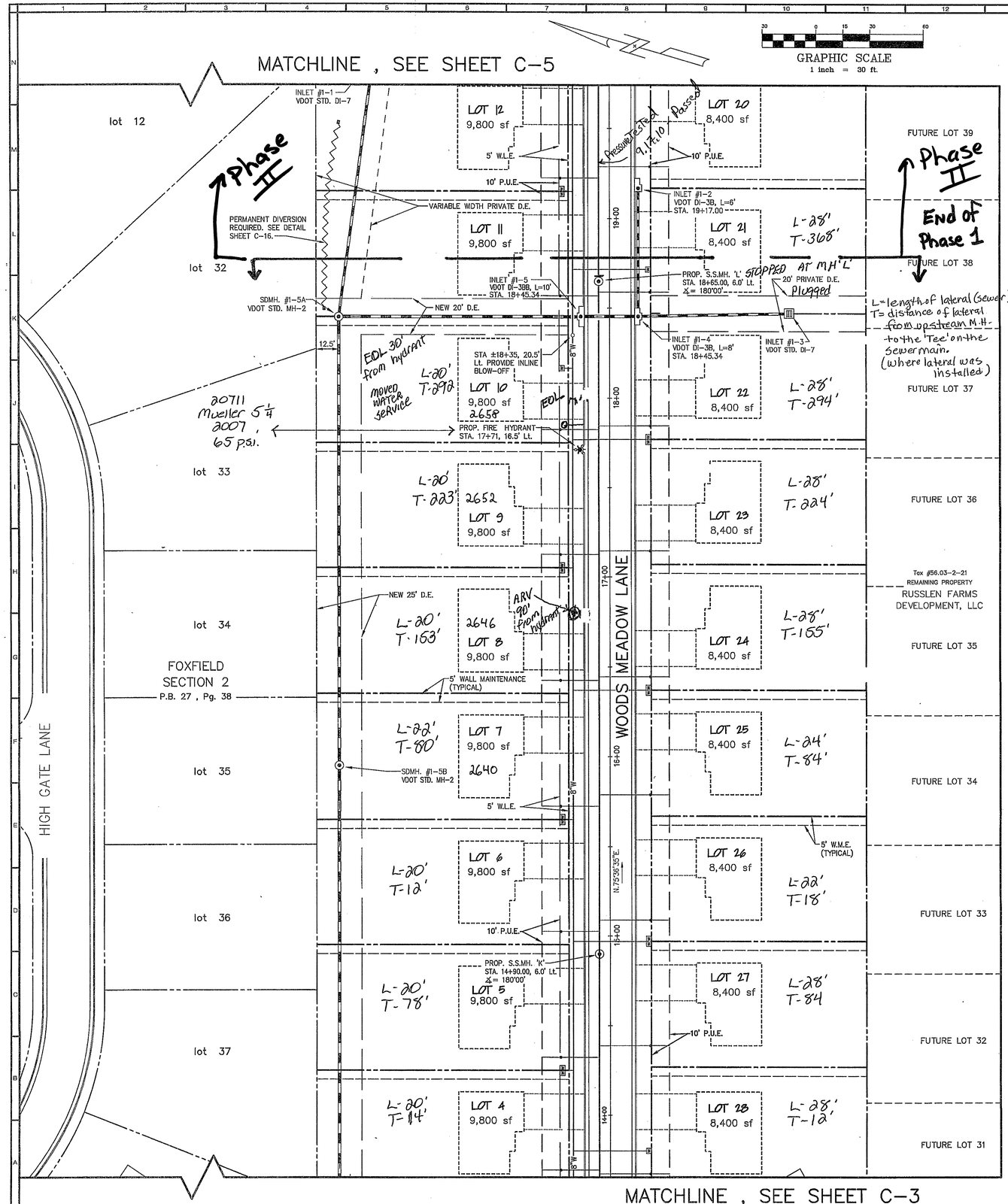
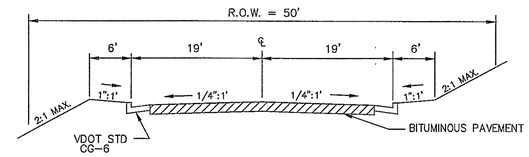
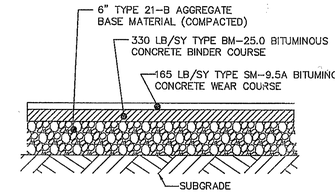


TYPICAL ROADWAY SECTIONS

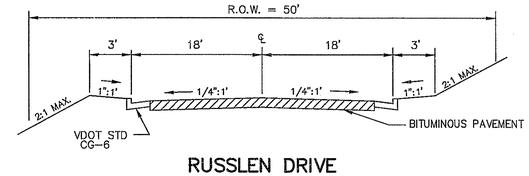


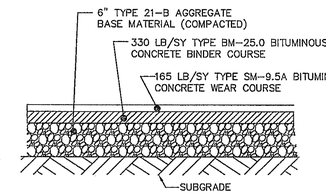


MILLWHEEL DRIVE

STA. ±27+52 to STA. 32+65.8

PREDICTED PAVEMENT DESIGN BASED ON AN ADT OF 1450 AND A PREDICTED CBR OF 7.0

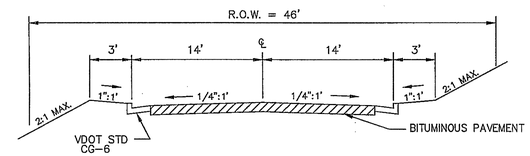


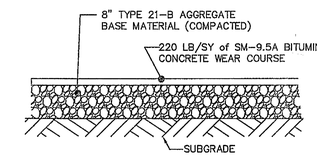


RUSSLEN DRIVE

STA. ±27+84. to STA. 31+45.6

PREDICTED PAVEMENT DESIGN BASED ON AN ADT OF 1000 AND A PREDICTED CBR OF 7.0





WOODS MEADOW LANE

STA. ±9+69.9 to STA. 22+54.6

PREDICTED PAVEMENT DESIGN BASED ON AN ADT OF 320 AND A PREDICTED CBR OF 7.0

NOTE:
FOR AN EXCAVATED SUBGRADE: THE SUBGRADE AREA SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES FOR A DISTANCE OF 2 FEET BEYOND THE PROPOSED EDGES OF THE PAVEMENT ON EACH SIDE. SUBGRADE MATERIAL SHALL BE COMPACTED AT OPTIMUM MOISTURE (±20%) TO THE REQUIREMENTS SET FORTH BY SEC. 305.03 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS

FOR AN IMPORTED SUBGRADE: THE TOP 6 INCHES OF THE FINISHED SUBGRADE SHALL BE COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ABOVE PROVISIONS.

CBR TESTS AND FINAL PAVEMENT SPECIFICATIONS TO BE PROVIDED TO VDOT RESIDENCY FOR APPROVAL PRIOR TO INSTALLATION

NOTE:
THE PRELIMINARY PAVEMENT DESIGNS SHOWN ARE BASED ON A PREDICITED 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 PAVMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS. THE SUB-GRADE SOIL IS TO BE TESTED BY AN INDEPENDANT 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.

SUBGRADE NOTE:
FOR AN EXCAVATED SUBGRADE: THE SUBGRADE AREA SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES FOR A DISTANCE OF 2 FEET BEYOND THE PROPOSED EDGES OF THE PAVEMENT ON EACH SIDE. SUBGRADE MATERIAL SHALL BE COMPACTED AT OPTIMUM MOISTURE (±20%) TO THE REQUIREMENTS SET FORTH BY SEC. 305.03 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS

FOR AN IMPORTED SUBGRADE: THE TOP 6 INCHES OF THE FINISHED SUBGRADE SHALL BE COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ABOVE PROVISIONS.

SITE SUMMARY

OWNER: RUSSLEN FARMS DEVELOPMENT, LLC
494 GLENMORE DRIVE
SALEM, VIRGINIA 24153

DEVELOPER: RUSSLEN FARMS DEVELOPMENT, LLC
494 GLENMORE DRIVE
SALEM, VIRGINIA 24153

TAX MAP NUMBER: 56.03-02-21.00 AND A PORTION OF 56.03-02-37

SIZE: ±12.5 ACRES

ZONING: R1 (ZERO LOT LINE OPTION)

MINIMUM LOT SIZE REQUIRED: 0.13 AC./5,760 SQ.FT.

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

LOT FRONTAGE PROVIDED: 60' MINIMUM

ALL UTILITIES LOCATED WITHIN THE PRIVATE DRAINAGE, WATER OR SANITARY SEWER EASEMENTS ARE TO BE MAINTAINED BY THE HOMEOWERS ASSOCIATION, UNLESS OTHERWISE NOTED. OWNERSHIP OF LOT A AND THE STORMWATER MANAGEMENT LOT ARE TO BE RETAINED BY THE HOMEOWNERS ASSOCIATION.

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

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

MAXIMUM BUILDING HEIGHT: 45'

MAXIMUM LOT COVERAGE: 50%

STREET CATAGORY: VARIES – SEE CROSS SECTIONS

MAXIMUM BUILDING COVERAGE: 40 PERCENT OF LOT AREA

PARKING: DEVELOPER SHALL PROVIDE A MINIMUM OF TWO (2) OFF STREET PARKING SPACES FOR EACH LOT.

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 TO THE PROPERTY.

COMMONWEALTH OF VIRGINIA
ROGER I. STURGILL
No. 033058
PROFESSIONAL ENGINEER

BALZER AND ASSOCIATES, INC.
REFLECTING TOMORROW
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Phone: 540/951-0081
FAX: 540/951-0982

1667 Commerce Road
Suite 201
Verona, Virginia 24482
Phone: 540/248-3220
FAX: 540/248-3221

WOODS HILL, SEC. 1
FOXFIELD, SEC. 5

AT RUSSLEN FARMS

DIMENSIONAL PLAN

ROANOKE COUNTY, VIRGINIA

DRAWN BY: JVJ
DESIGNED BY: JVJ
CHECKED BY: SMH
DATE: 10/31/06

REVISIONS:
01/23/06 PER VDOT & RKE CO. 1ST REVIEW
05/25/06 PER VDOT & RKE CO. 2ND REVIEW
08/14/06 PER VDOT & RKE CO. 3RD REVIEW

SCALE: 1"=30'

SHEET NO. C-4

JOB NO. R0500271.00

As-Built 3.15.11 K. Winslow