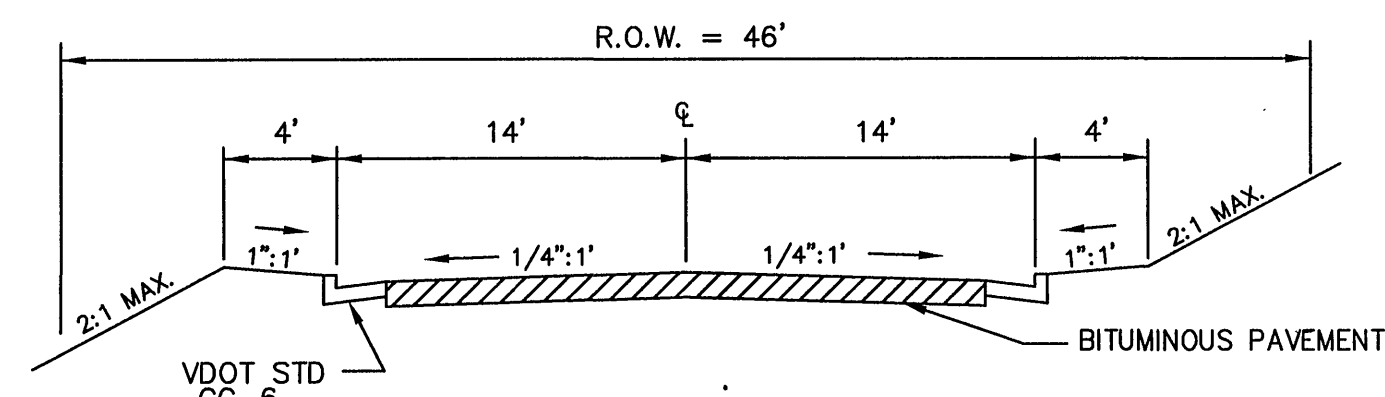


2-3A	STA. 3+44.30+7; 15.5' LEFT VDOT STANDARD DI-3B W/ IS-1 THROAT LENGTH = 12.0 FT TOPT ELEVATION = 120.95 INVERT OUT ELEV. = 120.05	2-4	STA. 3+44.26; 15.5' RIGHT VDOT STANDARD DI-3B W/ IS-1 THROAT LENGTH = 10.0 FT TOPT ELEVATION = 120.95 INVERT OUT ELEV. = 120.04
2-5A	STA. 3+161.47; 15.5' LEFT VDOT STANDARD DI-3B W/ IS-1 THROAT LENGTH = 10.3 FT TOPT ELEVATION = 120.48 INVERT OUT ELEV. = 119.80	2-5	STA. 3+154.83; 15.5' RIGHT VDOT STANDARD DI-3C W/ IS-1 THROAT LENGTH = 10.0 FT TOPT ELEVATION = 120.76 INVERT IN ELEV. = 119.44 INVERT OUT ELEV. = 119.72

N	STA. 33+97.1; 6.0' RIGHT WWVA STANDARD MANHOLE TOP ELEVATION = 1208.66 INVERT IN ELEV. = 1196.7 INVERT OUT ELEV. = 1196.6	O	STA. 36+71.09; 6.0' RIGHT WWVA STANDARD MANHOLE TOP ELEVATION = 1209.94 INVERT IN ELEV. = 1199.6 INVERT OUT ELEV. = 1199.5
P	STA. 39+40.6; 6.0' RIGHT WWVA STANDARD MANHOLE TOP ELEVATION = 1216.82 INVERT IN ELEV. = 1205.1 INVERT OUT ELEV. = 1205.0	Q	STA. 41+69.0; 34.4' LEFT TOP ELEVATION = 1219.00 INVERT OUT ELEV. = 1208.2
R	STA. 31+69.77; 6.0' RIGHT REMOVE TEMPORARY PLUG & EXTEND 8" SEWERY SEWER SERVICE THROUGH VILLAS at WOODS HILL, SECTION 1		

△ STA. 31+84.1; 20.5' LEFT REMOVE TEMPORARY PLUG & EXTEND WATER UTILITY SERVICE THROUGH WOODS HILL, SECTION 2	△ STA. 38+19.9; 16.5' LEFT WWWA STANDARD W-18 FIRE HYDRANT ASSEMBLY W/ 6" GATE VALVE
△ STA. 41+19.2; 37.5' LEFT 90° HORIZONTAL BEND IN WATERLINE	△ STA. 41+12.3; 63.1' LEFT WWWA STANDARD W-12 AUTOMATIC AIR RELEASE ASSEMBLY AT HIGH POINT
△ STA. 40+95.5; 144.2' LEFT 90° HORIZONTAL BEND IN WATERLINE	△ STA. 40+74.9; 138.4' LEFT 90° HORIZONTAL BEND IN WATERLINE
△ STA. 40+72.7; 157.6' LEFT REMOVE CAP ON EXISTING 8" WATERLINE AND TIE TO NEW WATERLINE	

OWNER:	RUSSLLEN FARMS DEVELOPMENT, LLC 494 GLENMORE DRIVE SALEM, VIRGINIA 24153	SETBACKS:	FRONT 30' FOR EXISTING R/W 24' FOR INTERIOR R/W
DEVELOPER:	RUSSLLEN FARMS DEVELOPMENT, LLC 494 GLENMORE DRIVE SALEM, VIRGINIA 24153	SIDE	10' WHEN ADJACENT TO PROPERTY NOT WITHIN COMMON DEVELOPMENT - OTHERWISE ONE 10' YARD AND ONE ZERO YARD
TAX MAP NUMBER:	56.03-02-21.01	REAR	25' WHEN ADJACENT TO PROPERTY NOT WITHIN COMMON DEVELOPMENT OTHERWISE 20'
SIZE:	±9.0 ACRES	FEMA MAP #:	51161C0139 G (EFFECTIVE DATE 09/28/07)
ZONING:	R1 (ZERO LOT LINE OPTION)	MAXIMUM BUILDING HEIGHT:	45'
MINIMUM LOT SIZE REQUIRED:	0.13 AC./5,760 SQ.FT.	MAXIMUM LOT COVERAGE:	50%
MINIMUM LOT FRONTAGE REQUIRED:	48' 30' ON CUL-DE-SAC	STREET CATAGORY:	SEE TYPICAL CROSS SECTION
LOT FRONTAGE PROVIDED:	50' MINIMUM	MAXIMUM BUILDING COVERAGE:	40 PERCENT OF LOT AREA
ALL UTILITIES LOCATED WITHIN THE PRIVATE DRAINAGE, WATER OR SANITARY SEWER EASEMENTS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, UNLESS OTHERWISE NOTED.		PARKING:	DEVELOPER SHALL PROVIDE A MINIMUM OF TWO (2) OFF STREET PARKING SPACES FOR EACH LOT.
SIGNAGE: A MAXIMUM OF 30 SF OF SIGNAGE IS ALLOWED FOR IDENTIFICATION OF THIS SUBDIVISION: ANY SIGNAGE MUST MEET ALL OF THE REQUIREMENTS OF THE ROANOKE COUNTY ZONING ORDINANCE SECTION 30-93 AND WILL REQUIRE A SEPERATE PERMIT.		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.



STA. $\pm 31+45.6$ to STA. $\pm 42+16.37$
PREDICTED PAVEMENT DESIGN BASED ON AN
ADT OF 320 AND A PREDICTED CBR OF 7.0

NOTE: THE PRELIMINARY PAVEMENT DESIGNS SHOWN ARE BASED ON A PREDICTED SUB-GRADE CBR VALUE OF 7.0 AND A RESILIENCY FACTOR (RF) OF 2.0 AS SHOWN IN APPENDIX L 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.

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 ($\pm 20\%$) 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.

COMMONWEALTH OF VIRGINIA
Chris Burns
 CHRISTOPHER P. BURNS
 Lic. No. 047338
 8-5-2011
 PROFESSIONAL ENGINEER

WOODS HILL, SECTION 2

CATAWBA DISTRICT
ROANOKE COUNTY, VIRGINIA

DRAWN BY CPB
DESIGNED BY CPB
CHECKED BY BTC
DATE 04/20/2011
SCALE 1"=30'
REVISIONS:
06/03/2011
07/06/2011
08/05/2011

SHEET NO.
C04
JOB NO. R0500271.01

	18	19	20	21
As-Built	6.15.12	K. Winslow		