SITE AND ZONING TABULATIONS VIRGINIA DEPARTMENT OF TRANSPORTATION NOTES: S(L) = 4'S(R) = 4FOR PAVEMENT WIDTH SEE CHART BELOW antendrated T (Fill) = A'(Cut) = 4'Limits of Bituminous Surface CURRENT ZONING: R-1 STREETS TO BE GRADED, PAVED AND ALL STRUCTURAL COMPONENTS ERECTED IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF PROPOSED USE: SINGLE FAMILY DETACHED DWELLINGS Top Course Bituminous TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS AND ROAD DESIGN STANDARDS AND ROANOKE COUNTY DESIGN STANDARDS AND SITE ACREAGE: 10.494 ACRES Femal A SPECIFICATIONS. ALL MATERIALS USED SHALL BE TESTED IN ACCORDANCE WITH STANDARD POLICIES. THE DEVELOPER MUST CONTACT THE Concrete Surface PROPOSED NUMBER OF LOTS: 23 OFFICE OF THE RESIDENT ENGINEER, PRIOR TO BEGINNING ANY CONSTRUCTION AT WHICH TIME AN INSPECTION AND TESTING PROCEDURE - C MINIMUM LOT AREA REQUIRED: 7,200 S.F. POLICY WILL BE DRAWN. THE DEVELOPER WILL PRODUCE TEST REPORTS FROM APPROVED INDEPENDENT LABORATORIES AT THE DEVELOPER'S MINIMUM FRONTAGE REQUIRED: 60' THE PAVEMENT DESIGNS SHOWN ARE BASED ON A SUBGRADE CBR VALUE OF 10 OR GREATER. THE SUBGRADE SOIL IS TO BE TESTED BY AN MINIMUM REQUIRED SETBACKS: INDEPENDENT LABORATORY AND THE RESULTS SUBMITTED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO BASE CONSTRUCTION — Centerline of Right of Way - Standard FRONT: 30 SHOULD THE SUBGRADE CBR VALUES BE LESS THAN 10. THEN ADDITIONAL BASE MATERIAL WILL BE REQUIRED IN ACCORDANCE WITH └─ Base Course Subbase 🗐 and Construction CG-6 REAR: 25' DEPARTMENTAL SPECIFICATIONS. SIDE YARD: 10' GNEERS-SU ANOKE, WRC Limits of Subbase THE SUBGRADE MUST BE APPROVED BY VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO PLACEMENT OF THE BASE. BASE MUST BE SIDE YARD ON A CORNER LOT: 30' APPROVED BY VIRGINIA DEPARTMENT OF TRANSPORTATION FOR DEPTH, TEMPLATE AND COMPACTION BEFORE SURFACE IS APPLIED MAXIMUM HEIGHT ALLOWED: 45' (PRINCIPAL STRUCTURE) TYPICAL STREET SECTION MAXIMUM BUILDING COVERAGE: 30% STANDARD MANHOLE MAXIMUM LOT COVERAGE: 50% ALL NECESSARY UTILITY LATERALS ALONG WITH PROVISIONS FOR CONDUITS (I.E. WATER, SEWER, STORM, GAS AND TELEPHONE) WILL BE NO SCALE CONSTRUCTED PRIOR TO PLACEMENT OF BASE MATERIAL. GENERAL NOTES GAS OR PETROLEUM TRANSMISSION LINES WILL NOT BE PERMITTED WITHIN THE PAVEMENT OR SHOULDER ELEMENT (BACK OF CURB TO BACK MODIFIED BOOT INSERT OF CURB) OF THIS DEVELOPMENT. SERVICE LATERALS CROSSING AND PIPE LINES LOCATED OUTSIDE THE PAVEMENT BUT INSIDE THE RIGHT PAVEMENT SPECIFICATIONS: 1. THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT ROANOKE COUNTY OF WAY WILL BE CONSTRUCTED IN CONFORMITY WITH ASA B 31.8 SPECIFICATIONS AND SAFETY REGULATIONS. DISTRIBUTION LINES WITH SPECIFIC TO GRADE OF TAX ASSESSMENT MAP 86.01-03-01. PRESSURES LESS THAN 120 LBS. ARE UNAFFECTED BY THE ABOVE SEWER LINE BOONE, BOONE & LOEB, INC. FROM STATION TO STATION STREET NAME CATEGORY PAVEMENT PAVEMENT 3922 ELECTRIC ROAD PERMITS WILL BE REQUIRED FOR ALL UTILITIES WITHIN STREET RIGHT OF WAY PRIOR TO ACCEPTANCE INTO THE SECONDARY HIGHWAY SYSTEM. SPECIFICA TION ANY EASEMENTS GRANTED TO A UTILITY COMPANY FOR PLACEMENT OF POWER, TELEPHONE, ETC. MUST BE RELEASED PRIOR TO ACCEPTANCE. ROANOKE, VA 24014 3. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY AND IS CERTIFIED 220 PSY ASPH. CONCRETE (2"), TYPE SM-9.5A -FLEXIBLE BOOT STONE MANOR DRIVE STA. 20+20.00 TO STA. 22+52.50 CORRECT. " AGGREGATE BASE-21B, -- SEE NOTE BELOW MODIFIED CG-9D GUTTER WILL BE PROVIDED AT ALL ENTRANCES TO PRIVATE LOTS WHERE STANDARD CG-6 CURB AND SUITER IS APPROVED FOR 4. TOPOGRAPHY DATA BASED ON AN SURVEY PREPARED BY MCKENZIE SNYDER. 5. NO TITLE REPORT WAS FURNISHED FOR THIS PROPERTY. 220 PSY ASPH. CONCRETE (2"), TYPE SM-9.5A STONE MANOR DRIVE STA 22+52.50 TO CUL DE SAC DRIVEWAYS CONNECTING TO ROADS WITHOUT CURB & GUTTER SHALL CONFORM TO THE PAVEMENT, SHOULDER & SLOPE. 6. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY COUNTY 8" AGGREGATE BASE-21B. -- SEE NOTE BELOW WATER AND SEWER (94-100). PERMITS WILL BE REQUIRED FOR ALL PRIVATE ENTRANCES CONSTRUCTED ON STREET RIGHTS OF WAY AFTER ACCEPTANCE INTO THE SECONDARY 7. THE PROPERTY ON THESE PLANS SHALL BE ACCESSED BY PUBLIC ROADS. 220 PSY ASPH. CONCRETE (2"), TYPE SM-9.5A HIGHWAY SYSTEM. SANDHURST DRIVE | STA 39+79 46 TO STA 43+49.42 SEVERE GRADE MANHOLE CONSTRUCTION 10" AGGREGATE BASE-21B. -- SEE NOTE BELOW ALL PRIVATE ENTRANCES WITHIN THE RIGHT-OF-WAY AREA SHOULD NOT EXCEED EIGHT PERCENT (8%) MAXIMUM GRADE. CONSTRUCTION NOTES 220 PSY ASPH. CONCRETE (2"), TYPE SM-9.5A SANDHURST DRIVE STA 44+52.87 TO CUL-DE-SAC CARE MUST BE TAKEN DURING CONSTRUCTION TO PREVENT EROSION, DUST AND MUD FROM DAMAGING ADJACENT PROPERTY, CLOGGING DITCHES, 8" AGGREGATE BASE-218, -- SEE NOTE BELOW 1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT COUNTY OF ROANOKE TRACKING PUBLIC STREETS AND OTHERWISE CREATING A PUBLIC OR PRIVATE NUISANCE TO SURROUNDING AREAS. THOMAS C. DALI FRAME & STANDARDS AND SPECIFICATIONS. NOTE: THE SIZE 21B ACCREGATE SHALL BE PRIMED WITH APPROXIMATELY 0.35 GAL/S.Y. OF RC-250 ASPHALT AND COVERED WITH 16 TO 18 COVER (TYP.) THE ENTIRE CONSTRUCTION AREA INCLUDING DITCHES, CHANNELS, BACK OF CURBS AND OR PAVEMENT ARE TO BE BACKFILLED AND SEEDED THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE LBS/S.Y. OF SIZE 8-P AGGREGATE BEFORE PLACING OF THE SM-9.5A. AT THE EARLIEST POSSIBLE TIME AFTER FINAL GRADING. No. 033002 FINISHED GRADE --ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED 3/20/03 FROM ANY AUTHORITY ISSUING PERMITS DRAINAGE EASEMENTS MUST BE DEFINED BY EXCAVATED DITCHES OR CHANNELS FOR THEIR FULL LENGTH TO WELL DEFINED EXISTING NATURAL Alternate 3. NO SUBSOIL INVESTIGATIONS HAVE BEEN MADE BY THE DESIGNING ENGINEER. Monhole THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION THE ROAD WILL BE REVIEWED DURING CONSTRUCTION FOR THE NEED OF PAVED DITCHES IF EROSION IS ENCOUNTERED IN ANY DRAINAGE. 4' MANHOLE See Note #2-5. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES - EASEMENT, IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO SOD. RIP RAP, GROUT, PAVE OR TO DO WHATEVER IS NECESSARY TO BARREL (TYP.) CORRECT THE PROBLEM. PRIOR TO STARTING CONSTRUCTION. 6. ALL WATER AND SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO THE CONDITIONING (CUTTING AND/OR WITH AND PERFORMED BY ROANOKE COUNTY UTILITY DEPARTMENT. PREPARATION) OF THE SUBGRADE. 7. SEE 2001 VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILS. INVERT (TYP. 5. INTERSECTION PAVEMENT RADIUS THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR MINIMUM PAVEMENT RADIUS OF 25 FEET IS REQUIRED AT ALL STREET INTERSECTION. ALHOR DISTANCE ® % of GRADE-TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED. 6. CONNECTIONS TO STATE-MAINTAINED ROADS WHILE THESE PLANS HAVE BEEN APPROVED, SUCH APPROVAL DOES NOT EXEMPT CONNECTIONS WITH EXISTING STATE-MAINTAINED ROADS FROM ₩F.O.C. 9. NO DEVIATION TO THE DEVELOPMENT PLANS SHALL BE MADE WITHOUT THE APPROVAL CRITICAL REVIEW AT THE TIME PERMIT APPLICATIONS ARE MADE. THIS IS NECESSARY IN ORDER THAT THE PREVAILING CONDITIONS BE OF THE CONSULTING ENGINEER. TAKEN INTO CONSIDERATION REGARDING SAFETY ACCOMPANIMENTS SUCH AS TURNING LANES. 10. ANY ALTERATIONS TO THE UTILITY INFRASTRUCTURE, GRADE CHANGES, OR ANY ALIGNMENT CHANGES SHALL REQUIRE A NEW SET OF PLANS SEALED BY THE CONSULTING ENGINEER. COUNTY ENGINEERS SHALL REVIEW THE PLANS WITHIN Reference Foi STANDARD GUARDRAIL WITH SAFETY END SECTIONS MAY BE REQUIRED ON FILLS AS DEEMED NECESSARY BY THE RESIDENT ENGINEER AFTER ONE DAY OF SUBMITTAL. COMPLETION OF ROUGH GRADING OPERATIONS, THE OFFICE OF THE RESIDENT ENGINEER, SHALL BE NOTIFIED SO THAT A FIELD REVIEW MAY as shown or BE MADE OF THE PROPOSED LOCATIONS. CENTER TO CENTER WHERE GUARDRAILS ARE TO BE INSTALLED THE SHOULDER WIDTH SHALL BE INCREASED IN ACCORDANCE WITH VOOT ROAD AND BRIDGE OF MANHOLES GRADING NOTES STANDARDS. ---- L/2 + O5' ----L/2 + 05' 8. STORM DRAINAGE 1. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND FIELD REVIEW WILL BE MADE DURING CONSTRUCTION TO DETERMINE THE NEED AND LIMITS OF PAVED DITCHES AND/OR DITCH STABILIZATION OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING. SANITARY SEWER TREATMENTS, AND TO DETERMINE THE NEED AND LIMITS OF ADDITIONAL DRAINAGE EASEMENTS. ALL DRAINAGE EASEMENTS MUST BE CUT AND TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR MADE TO FUNCTION TO A NATURAL WATERCOURSE. ANY EROSION PROBLEMS ENCOUNTERED IN AN EASEMENT MUST BE CORRECTED BY WHATEVER HORIZONTAL AND SLOPE DISTANCE DETAIL MEANS NECESSARY PRIOR TO SUBDIVISION ACCEPTANCE. 3. FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN DITCH SLOPES ARE TO BE FOUR TO ONE (4:1) FOR SHOULDER WIDTHS OF SIX FEET (6') OR GREATER AND THREE TO ONE (3:1) FOR SHOULDER NO SCALE 8 INCH LIFTS TO 95% MINIMUM DENSITY, STANDARD PROCTOR. WIDTHS OF FOUR FEET (4') OR FIVE FEET (5'), UNLESS OTHERWISE SPECIFIED IN THE PLANS. 9. ENTRANCE PERMIT FRAME & COVER NOT CONTRACTOR SHALL OBTAIN ENTRANCE PERMIT TO THE EXISTING VIRGINIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY FROM RESIDENT ENGINEER PRIOR TO ROAD CONSTRUCTION. IF INLET PIPES CONFLICT w/ STEPS (AS SHOWN) MANHOLE SHALL BE MOVED AN INSPECTOR WILL NOT BE FURNISHED EXCEPT FOR PERIODIC PROGRESS INSPECTION, THE ABOVE MENTIONED FIELD REVIEWS AND CHECKING LATERALLY 15 FEET LEFT FOR REQUIRED STONE DEPTHS, THE DEVELOPER WILL BE REQUIRED TO POST A SURETY TO GUARANTEE THE ROAD FREE OF DEFECTS FOR ONE AND THE 2.5' D HOLE IN YEAR AFTER ACCEPTANCE BY THE DEPARTMENT OF TRANSPORTATION. DOGHOUSE THE FLAT TOP SHALL BE ROTATED 1801 THIS DETAIL DOES NOT THE STREETS MUST BE PROPERLY MAINTAINED UNTIL ACCEPTANCE. AT SUCH TIME AS ALL REQUIREMENTS HAVE BEEN MET FOR ACCEPTANCE. APPLY FOR INLETS IN ANOTHER INSPECTION WILL BE MADE TO DETERMINE THAT THE STREET HAS BEEN PROPERLY MAINTAINED. CUL-DE-SACS CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK BY CONTACTING MISS UTILITY CONTACT SITE ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT PROFILE FROM THAT SHOWN ON THE PLANS. IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN. CALL "MISS UTILITY" OF CENTRAL VIRGINIA AT 1-800-552-7001. Alternate -Manhole 13. REVISIONS OF SPECIFICATIONS AND STANDARDS location APPROVAL OF THESE PLANS WILL BE BASED ON SPECIFICATIONS AND STANDARDS IN EFFECT AT THE TIME OF APPROVAL AND WILL BE SUBJECT See Note # LOCATION DETAIL FOR DI-3A AND DI-3C (PRECAST UNTIL COMPLETION OF THE ROADWAY AND ACCEPTANCE BY THE DEPARTMENT, TO FUTURE REVISIONS OF THE SPECIFICATIONS AND STANDARDS. CONCRETE TO BE `--F.O.C. CLASS A3 NO SCALE UPGRADE ----CONCRETE CURB AND GUTTER (CG-6) 8" SANITARY SEWER LINE ---Reference Point as shown on RIGHT-OF-WAY -Plans. -4" SANITARY SEWER LATERAL EDGE OF PAVEMENT ---- L - 0.75' ---RIGHT-OF-WAY --- 1 1/2" Asphaltic Concrete, EDGE OF PAVEMENT -Evisting Fovement $-\!\!<$ SM - 9 5A '.O' (FROM RIGHT—OF—WAY TO CLEAN—OUT FACE OF CURB -Section BACK OF CURB-FLATTOP WATER LINE ---1.0' (FROM WATER METER TO P.U.E.) 5.5' WATER LINE EASEMENT-Subsurface -└ 12" Aggregate Base, 21b . FRAME & COVER NOT CG-6 RISERS 2.25' 5.00' 2.50' 6.00' 3.17' 8.00' SHOWN FOR CLARITY. - 6" Asphaltic Concrete, BM-25 HE INLET PIPES CONFLICT -3.5' (FROM WATER LINE TO WATER METER) VARIABLE WIDTH w/ STEPS (AS SHOWN) 4' SANITARY CLEAN-OUT (TYP.) -MANHOLE SHALL BE MOVED 3.83' 10.00' 4" _ 2" Radius - DOUBLE WATER METER (TYP.) LATERALLY 1.5 FEET LEFT 4.50' 12.00' AND THE 2.5 D HOLE IN RIGHT TURN LANE AMD TAPER THE FLAT TOP SHALL BE DOGHOUSE ROTATED 180'. NO SCALE THIS DETAIL DOES NOT TYPICAL WATER LINE. APPLY FOR INLETS IN NOTES: CUL-DE-SACS. METER AND CLEAN-OUT 1. CONCRETE 4,000 P.S.I. LOCATION DETAIL PROFILE 2. REINFORCING #4 @ 6" C.C. E.W. DOUBLE ROW THROUGHOUT. NO SCALE ---3/4" BOLTS & INSERTS LOCATION DETAIL FOR DI-3B (PRECAST) Concrete to be 2/3 PIPE Class A3 NO SCALE 20 MARCH 2003 CONCRETE CURB (CG-2) AS SHOWN COMMISSION NO 01-409 EW-1 MODIFI ENERGY DISSIPATOR DD_FILE. \2001\01409\ENG\SEC1\01409CO SHEET 4 OF 12