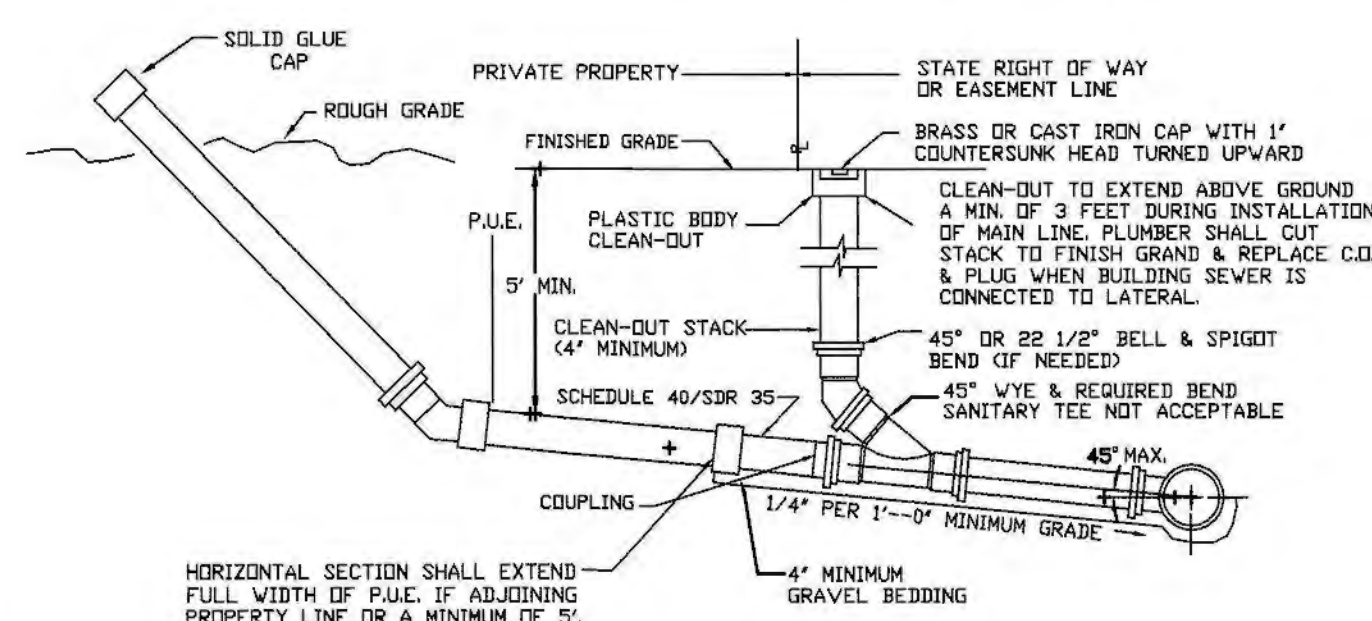


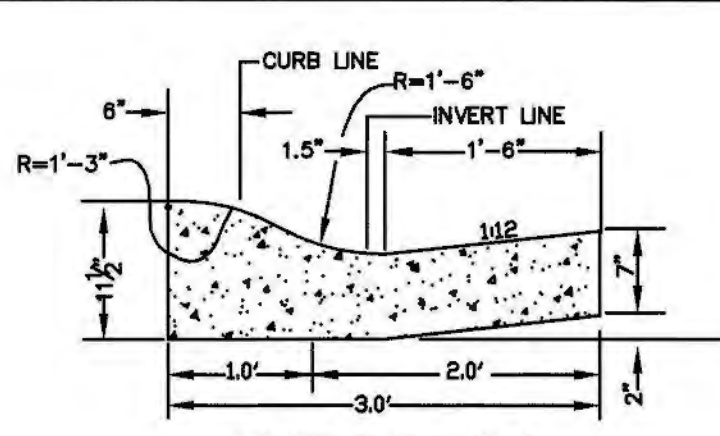
- QUALITY CONTROL**  
STREETS TO BE GRADED, PAVED AND ALL STRUCTURAL COMPONENTS ERECTED IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS AND ROAD DESIGN STANDARDS AND ROANOKE COUNTY DESIGN STANDARDS AND SPECIFICATIONS. ALL MATERIALS USED SHALL BE TESTED IN ACCORDANCE WITH STANDARD POLICIES. THE DEVELOPER MUST CONTACT THE OFFICE OF THE RESIDENT ENGINEER, PRIOR TO BEGINNING ANY CONSTRUCTION AT WHICH TIME AN INSPECTION AND TESTING PROCEDURE POLICY WILL BE DRAWN. THE DEVELOPER WILL PRODUCE TEST REPORTS FROM APPROVED INDEPENDENT LABORATORIES AT THE DEVELOPER'S EXPENSE.  
  
THE PAVEMENT DESIGNS SHOWN ARE BASED ON A SUBGRADE CBR VALUE OF 10 OR GREATER. THE SUBGRADE SOIL IS TO BE TESTED BY AN INDEPENDENT LABORATORY AND THE RESULTS SUBMITTED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO BASE CONSTRUCTION. SHOULD THE SUBGRADE CBR VALUES BE LESS THAN 10, THEN ADDITIONAL BASE MATERIAL WILL BE REQUIRED IN ACCORDANCE WITH DEPARTMENTAL SPECIFICATIONS.  
  
THE SUBGRADE MUST BE APPROVED BY VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO PLACEMENT OF THE BASE. BASE MUST BE APPROVED BY VIRGINIA DEPARTMENT OF TRANSPORTATION FOR DEPTH, TEMPLATE AND COMPACTION BEFORE SURFACE IS APPLIED.
- UTILITIES**  
ALL NECESSARY UTILITY LATERALS ALONG WITH PROVISIONS FOR CONDUITS (I.E. WATER, SEWER, STORM, GAS AND TELEPHONE) WILL BE CONSTRUCTED PRIOR TO PLACEMENT OF BASE MATERIAL.  
  
GAS OR PETROLEUM TRANSMISSION LINES WILL NOT BE PERMITTED WITHIN THE PAVEMENT OR SHOULDER ELEMENT (BACK OF CURB TO BACK OF CURB) OF THIS DEVELOPMENT. SERVICE LATERALS CROSSING AND PIPE LINES LOCATED OUTSIDE THE PAVEMENT BUT INSIDE THE RIGHT OF WAY WILL BE CONSTRUCTED IN CONFORMITY WITH ASA B 31.8 SPECIFICATIONS AND SAFETY REGULATIONS. DISTRIBUTION LINES WITH PRESSURES LESS THAN 120 LBS. ARE UNAFFECTED BY THE ABOVE.  
  
PERMITS WILL BE REQUIRED FOR ALL UTILITIES WITHIN STREET RIGHT OF WAY PRIOR TO ACCEPTANCE INTO THE SECONDARY HIGHWAY SYSTEM. ANY EASEMENTS GRANTED TO A UTILITY COMPANY FOR PLACEMENT OF POWER, TELEPHONE, ETC. MUST BE RELEASED PRIOR TO ACCEPTANCE.
- PRIVATE ENTRANCES**  
MODIFIED CG-9D GUTTER WILL BE PROVIDED AT ALL ENTRANCES TO PRIVATE LOTS WHERE STANDARD CG-6 CURB AND GUTTER IS APPROVED FOR USE.  
  
DRIVEWAYS CONNECTING TO ROADS WITHOUT CURB & GUTTER SHALL CONFORM TO THE PAVEMENT, SHOULDER & SLOPE.  
  
PERMITS WILL BE REQUIRED FOR ALL PRIVATE ENTRANCES CONSTRUCTED ON STREET RIGHTS OF WAY AFTER ACCEPTANCE INTO THE SECONDARY HIGHWAY SYSTEM.
- EROSION CONTROL AND LANDSCAPING**  
CARE MUST BE TAKEN DURING CONSTRUCTION TO PREVENT EROSION, DUST AND MUD FROM DAMAGING ADJACENT PROPERTY, CLOGGING DITCHES, TRACKING PUBLIC STREETS AND OTHERWISE CREATING A PUBLIC OR PRIVATE NUISANCE TO SURROUNDING AREAS.  
  
THE ENTIRE CONSTRUCTION AREA INCLUDING DITCHES, CHANNELS, BACK OF CURBS AND OR PAVEMENT ARE TO BE BACKFILLED AND SEEDING AT THE EARLIEST POSSIBLE TIME AFTER FINAL GRADING.  
  
DRAINAGE EASEMENTS MUST BE DEFINED BY EXCAVATED DITCHES OR CHANNELS FOR THEIR FULL LENGTH TO WELL DEFINED EXISTING NATURAL WATERCOURSES.  
  
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 TO DO WHATEVER IS NECESSARY TO CORRECT THE PROBLEM.  
  
ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO THE CONDITIONING (CUTTING AND/OR PREPARATION) OF THE SUBGRADE.
- INTERSECTION PAVEMENT RADIUS**  
MINIMUM PAVEMENT RADIUS OF 25 FEET IS REQUIRED AT ALL STREET INTERSECTION.
- 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 AT THE TIME PERMIT APPLICATIONS ARE MADE. THIS IS NECESSARY IN ORDER THAT THE PREVAILING CONDITIONS BE TAKEN INTO CONSIDERATION REGARDING SAFETY ACCOMPANIMENTS SUCH AS TURNING LANES.
- GUARDRAILS**  
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 MAY 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.
- STORM DRAINAGE**  
FIELD REVIEW WILL BE MADE DURING CONSTRUCTION TO DETERMINE THE NEED AND LIMITS OF PAVED DITCHES AND/OR DITCH STABILIZATION TREATMENTS, AND TO DETERMINE THE NEED AND LIMITS OF ADDITIONAL DRAINAGE EASEMENTS. ALL DRAINAGE EASEMENTS MUST BE CUT AND MADE TO FUNCTION TO A NATURAL WATERCOURSE, ANY EROSION PROBLEMS ENCOUNTERED IN AN EASEMENT MUST BE CORRECTED BY WHATEVER MEANS NECESSARY PRIOR TO SUBDIVISION ACCEPTANCE.  
  
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 WIDTHS OF FOUR FEET (4') OR FIVE FEET (5'), UNLESS OTHERWISE SPECIFIED IN THE PLANS.
- ENTRANCE PERMIT**  
CONTRACTOR SHALL OBTAIN ENTRANCE PERMIT TO THE EXISTING VIRGINIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY FROM RESIDENT ENGINEER PRIOR TO ROAD CONSTRUCTION.
- INSPECTION**  
AN INSPECTOR WILL NOT BE FURNISHED EXCEPT FOR PERIODIC PROGRESS INSPECTION, 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.
- STREET MAINTENANCE**  
THE STREETS MUST BE PROPERLY MAINTAINED UNTIL ACCEPTANCE. AT SUCH TIME AS ALL REQUIREMENTS HAVE BEEN MET FOR ACCEPTANCE, ANOTHER INSPECTION WILL BE MADE TO DETERMINE THAT THE STREET HAS BEEN PROPERLY MAINTAINED.
- UNDERGROUND UTILITIES**  
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 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.
- REVISIONS OF SPECIFICATIONS AND STANDARDS**  
APPROVAL OF THESE PLANS WILL BE BASED ON SPECIFICATIONS AND STANDARDS IN EFFECT AT THE TIME OF APPROVAL AND WILL BE SUBJECT, UNTIL COMPLETION OF THE ROADWAY AND ACCEPTANCE BY THE DEPARTMENT, TO FUTURE REVISIONS OF THE SPECIFICATIONS AND STANDARDS.

GENERAL NOTES:

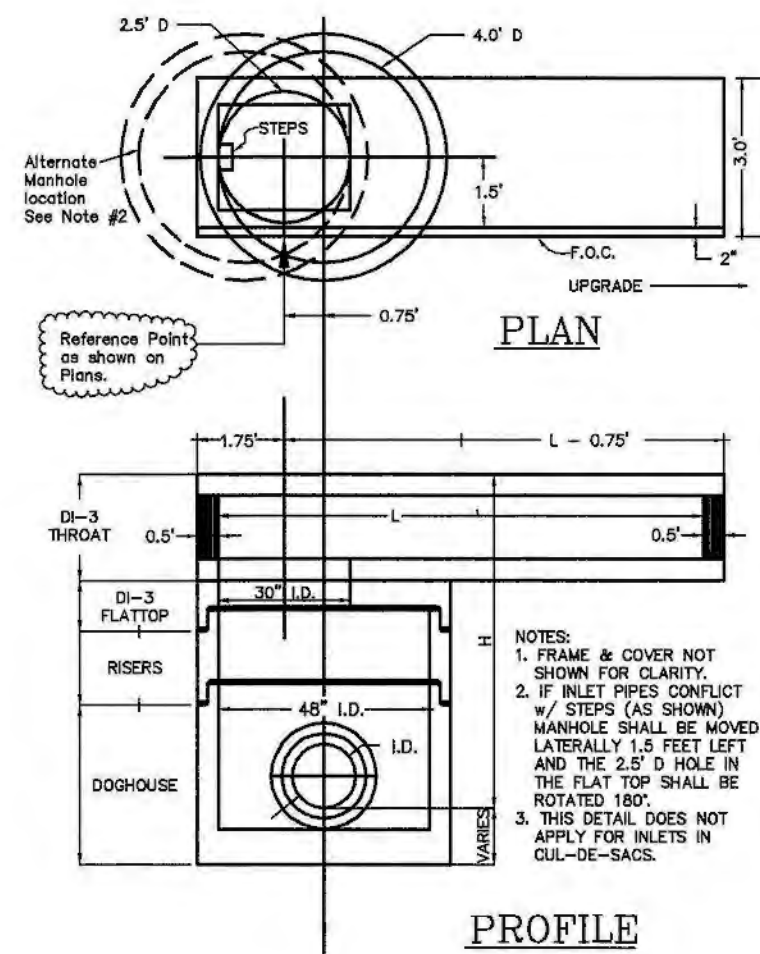
- TRAFFIC BEARING BOX REQUIRED IN TRAFFIC AREAS.
- ALL PIPE AND FITTINGS SHALL BE OF SIMILAR MATERIAL.
- ALL PIPE SHALL BE OF SAME SIZE.
- NO BENDS ARE ALLOWED IN THE LATERAL FROM THE MAIN TO THE CLEAN-OUT STACK WYE (EXCEPT AS NOTED).
- ALL MAIN LINE TAPS ON ACTIVE MAINS WILL BE PERFORMED BY ROANOKE COUNTY UTILITY DEPT.
- PIPING BEHIND CLEANOUT TO BE INSTALLED PER 303A CODE.
- MINIMUM LATERAL SIZE: 4" FOR RESIDENTIAL SERVICE 6" FOR NON-RESIDENTIAL SERVICE
- MINIMUM COVER FOR ALL SEWER LATERALS SHALL BE THREE (3') FEET



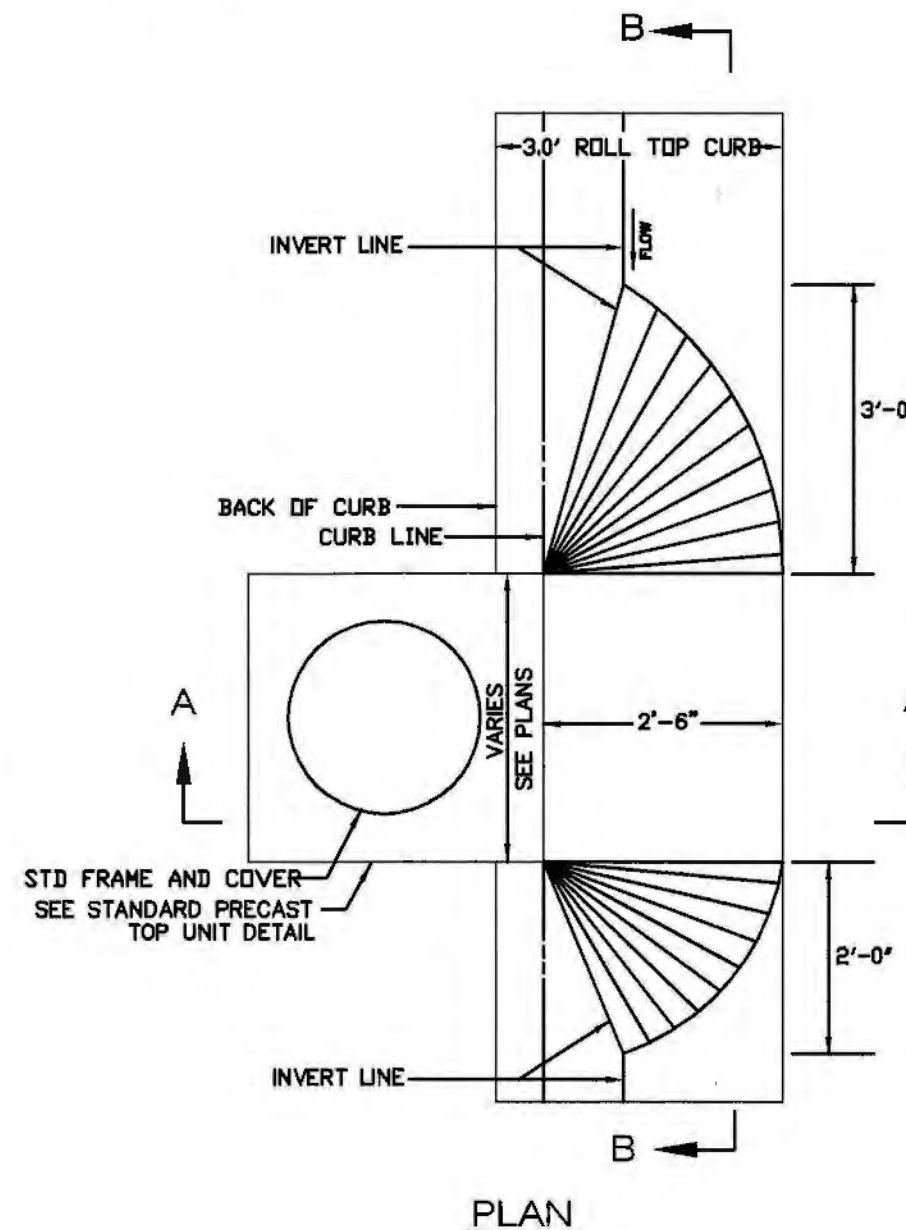
**SANITARY SEWER LATERAL**  
NO SCALE



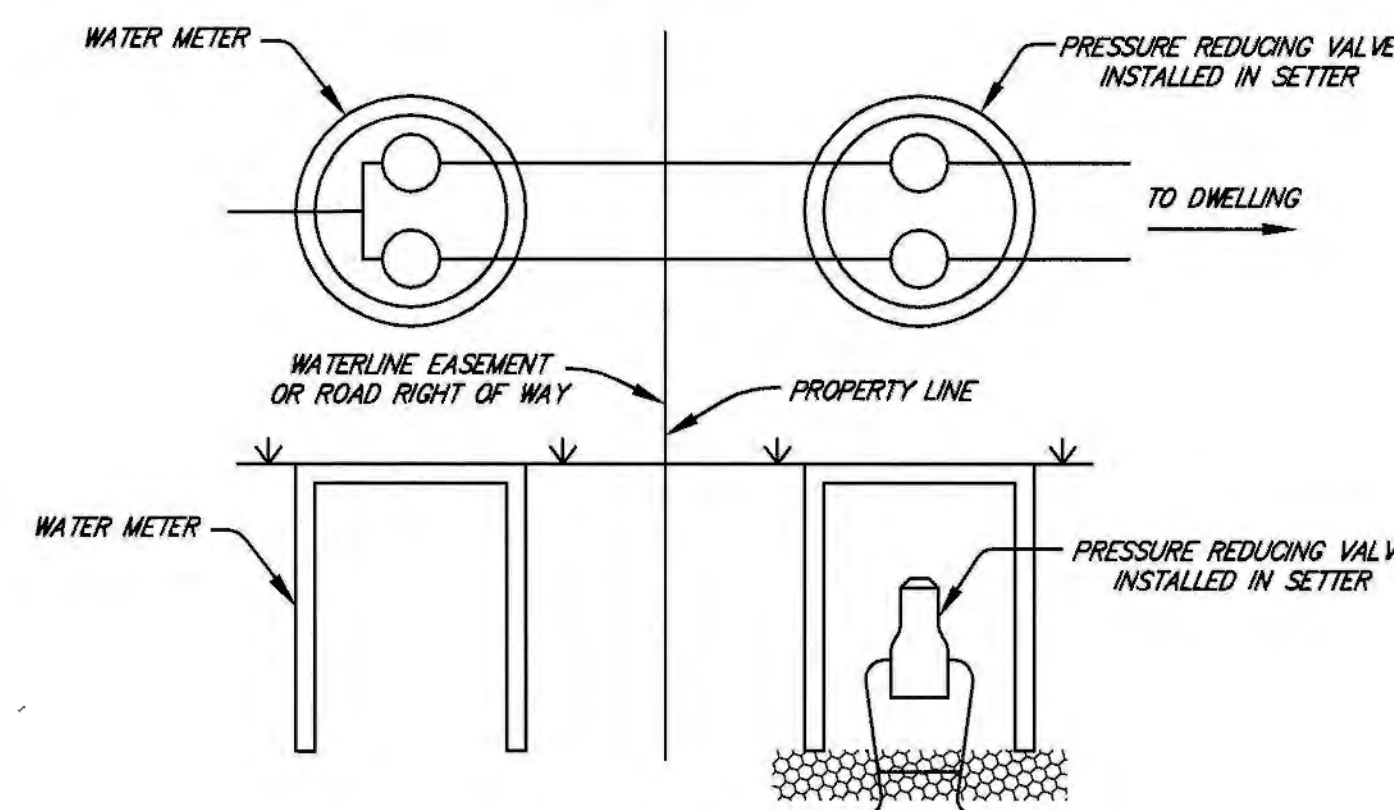
**ROLL TOP CURB**  
NO SCALE



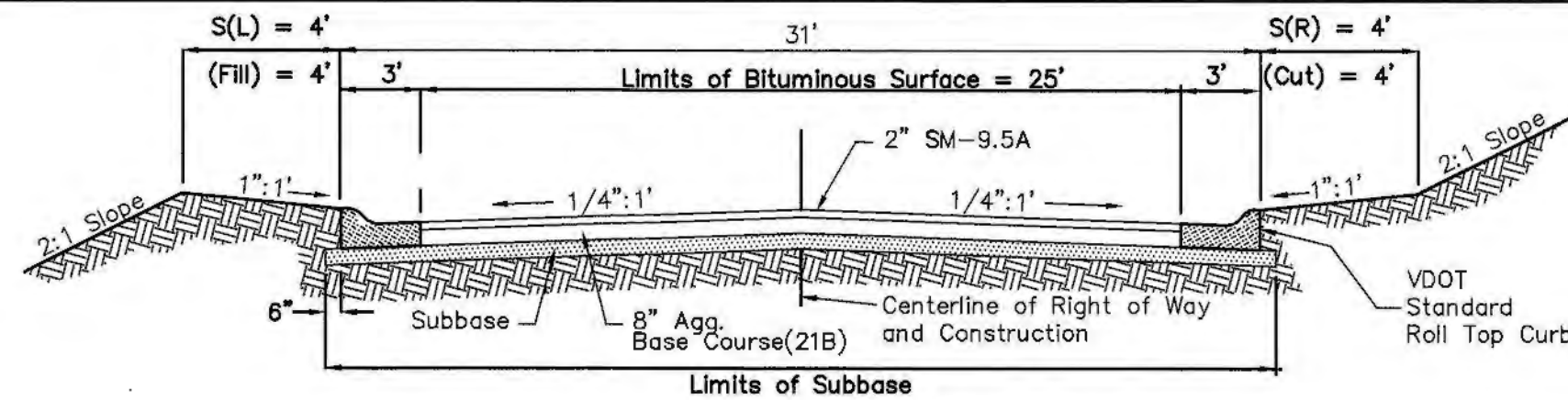
**LOCATION DETAIL FOR DI-3B (PRECAST)**  
NO SCALE



**CURB DROP INLET AND CURB DETAIL**  
NO SCALE

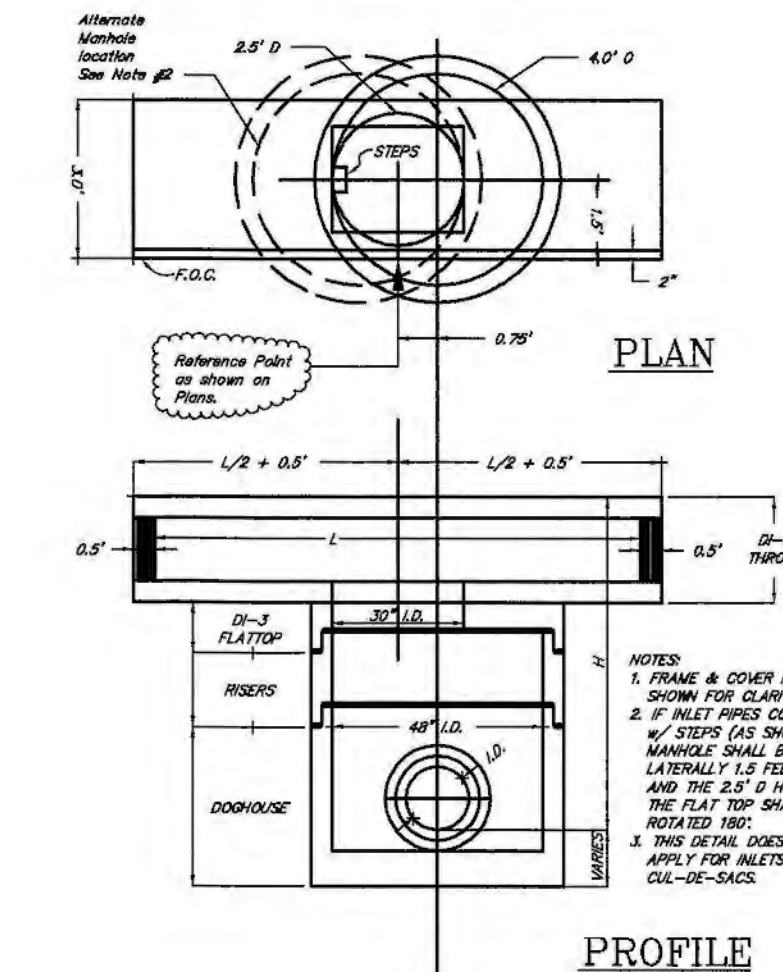


**WATER METER AND PRESSURE REDUCING VALVE DETAIL**  
NO SCALE

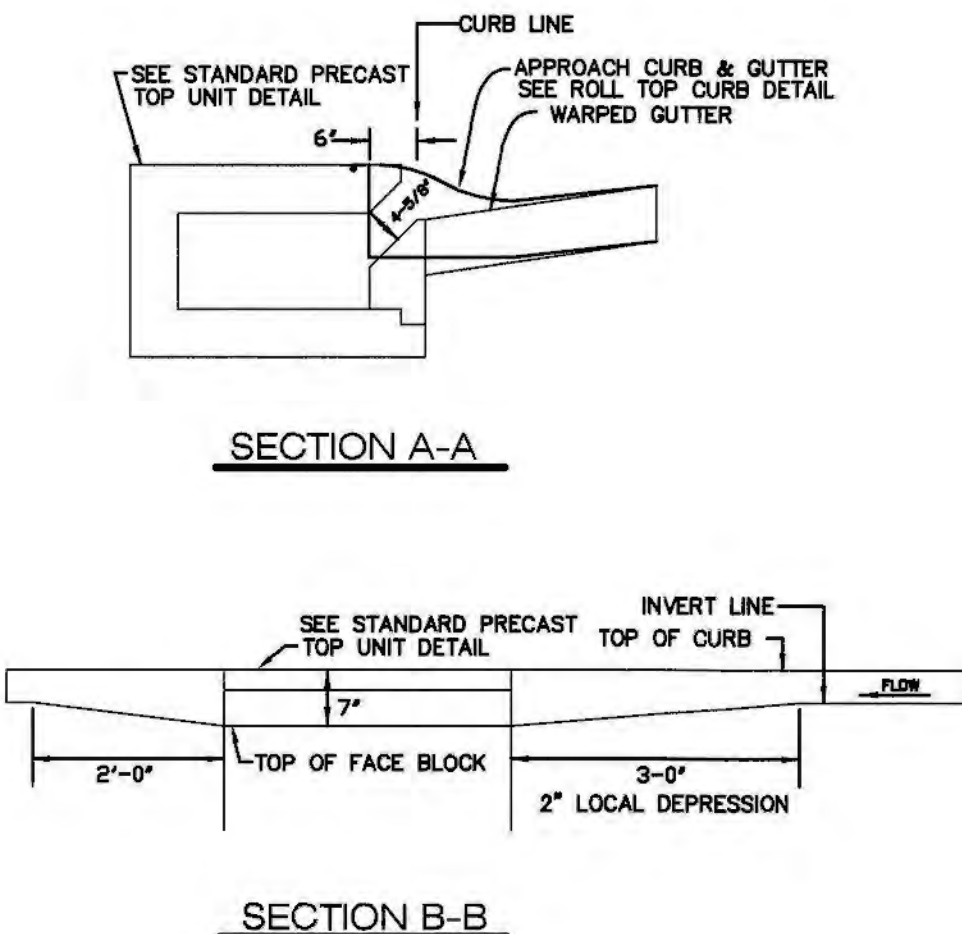


**MATISSE LANE**  
**STATION 52+73.02 TO CUL-DE-SAC**

NOTE: AGGREGATE BASE SHALL BE PRIMED WITH APPROXIMATELY 0.35 GAL/SY OF CRS-2 ASPHALT AND COVERED WITH 16 TO 18 LBS/SY OF SIZE #8-P AGGREGATE BEFORE PLACING SURFACE COURSE.



**LOCATION DETAIL FOR DI-3A & DI-3C (PRECAST)**  
NO SCALE



**SECTION B-B**

**SITE AND ZONING TABULATIONS:**

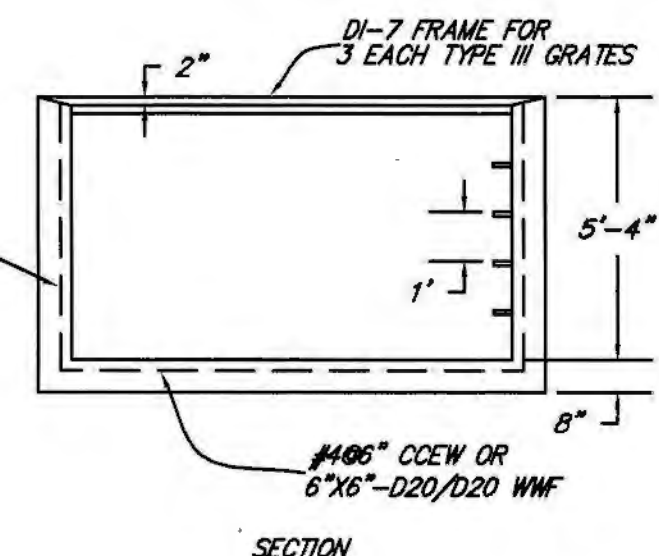
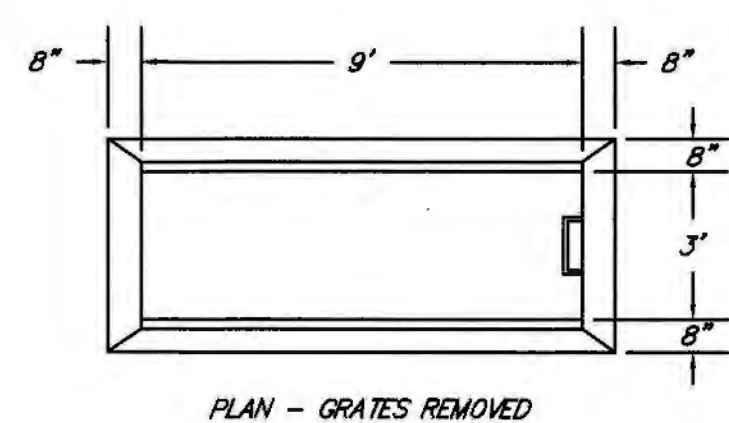
**CURRENT ZONING:** R-1  
**PROPOSED USE:** SINGLE FAMILY DETACHED DWELLINGS (ZERO LOT LINE OPTION FOR THE GARDENS OF COTTON HILL - SECTION 7)  
**SITE ACREAGE:** 13.890 ACRES  
**PROPOSED NUMBER OF LOTS:** 27  
**MINIMUM LOT AREA REQUIRED:** 6,000 S.F.  
**MINIMUM FRONTAGE REQUIRED:** 48'  
**MINIMUM REQUIRED SETBACKS:**  
**FRONT:** 24'  
**REAR:** 25'  
**SIDE YARD:** 10' FOR SIDE YARD OPPOSITE THE ZERO YARD  
**MAXIMUM HEIGHT ALLOWED:** 45' (PRINCIPAL STRUCTURE)  
**MAXIMUM BUILDING COVERAGE:** 40%  
**MAXIMUM LOT COVERAGE:** 50%

**GENERAL NOTES**

- THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT ROANOKE COUNTY TAX ASSESSMENT MAP #96.02-01-45.2.
  - DEVELOPER: STRAUSS CONSTRUCTION CORPORATION  
P.O. BOX 20287  
ROANOKE, VIRGINIA 24018
  - THE BOUNDARY IS A DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
  - PLANIMETRIC DATA PROVIDED BY PHOTOGRAMMETRIC DATA SERVICES IN STERLING, VIRGINIA. CONTOUR INTERVAL = 2'.
  - NO TITLE REPORT FURNISHED FOR THIS PROPERTY.
  - THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY COUNTY WATER AND SEWER.
  - THE PROPERTY ON THESE PLANS SHALL BE ACCESSED BY PUBLIC ROADS.
  - IF ZERO LOT LINE IS USED, A 5 FOOT PERPETUAL MAINTENANCE EASEMENT MUST BE RECORDED ON ADJOINING LOT TO ZERO LOT LINE SIDE.
- CONSTRUCTION NOTES**
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT COUNTY OF ROANOKE STANDARDS AND SPECIFICATIONS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
  - SUBSOIL INVESTIGATIONS HAVE NOT BEEN MADE BY THE DESIGNING ENGINEER.
  - THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
  - THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
  - ALL TAPS TO EXISTING WATER AND SEWER LINES ARE TO BE PERFORMED BY THE ROANOKE COUNTY UTILITY DEPARTMENT.
  - SEE VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILS.
  - LOTS 1 THROUGH 27 SHALL REQUIRE AN INDIVIDUAL PRESSURE REDUCING VALVE ON THE CUSTOMER'S SIDE OF THE METER.
  - TAP AND METER INSTALLATION FOR LOTS 25, 26 AND 27 ARE TO BE MADE BY ROANOKE COUNTY UTILITY. THIS WORK SHOULD BE COORDINATED DURING THE PRE-CONSTRUCTION MEETING.
  - PRESSURE-REDUCING VALVE INSTALLATION FOR LOTS 25, 26 AND 27 ARE TO BE MADE BY THE CONTRACTOR.
  - LISTED ROADWAY DIMENSIONS ARE TO BACK OF CURB.
  - THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARING DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.
  - THE ENTIRE DISTURBED AREA TO BE SEEDING AT THE EARLIEST POSSIBLE TIME AFTER FINAL GRADING.
  - THE CONTRACTOR SHALL SUBMIT TO VDOT APPROPRIATE SHOP DRAWINGS FOR THE SPECIAL DESIGN ENERGY DISSIPATER AND DI-7 MODIFIED WITH TRIPLE GRATE.

**GRADING NOTES**

- AREAS TO BE GRADED SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION, STRUCTURES AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
- TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE.
- FILL MATERIAL SHALL BE FREE OF ORGANIC MATTER AND ROCKS LARGER THAN 6-INCHES IN DIAMETER. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN 8-INCH LIFTS TO 95% MINIMUM DENSITY, STANDARD PROCTOR.



**NOTES:**

- 4000 PSI CONCRETE, GRADE 60 STEEL.
- REINFORCING MEETS ASTM A615/A497
- 1.5" CONCRETE COVER OVER REINFORCING (CCOR).
- CONTRACTOR TO SEAL PIPES INTO OPENINGS IN FIELD.
- STRUCTURE MEETS HS-20 LOADING.

**DI-7 MOD. - W/ TRIPLE GRATE**  
NO SCALE

**SECTION No. 7**

**TULIPS IN THE GARDENS**

PREPARED FOR

**STRAUSS CONSTRUCTION COMPANY**

CAVE SPRING MAGISTERIAL DISTRICT

ROANOKE COUNTY, VIRGINIA

**NOTES & DETAILS**

**LUMSDEN ASSOCIATES, P.C.**

ENGINEERS-SURVEYORS-PLANNERS

ROANOKE, VIRGINIA

4664 BRAMBLETON AVENUE

P.O. BOX 20669

ROANOKE, VIRGINIA 24018

PHONE: (540) 774-4411

FAX: (540) 773-9445

E-MAIL: MAIL@LUMSDENPC.COM

**COMMONWEALTH OF VIRGINIA**

**Professional Engineer**

Michael S. Webb

No. 012656

7-17-06

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: 9 JULY 2001

SCALE: 1" = 50'

COMMISSION NO: 01-076

ADD FILE: F:\01076\ENG\DEVLANS\NOT DET

**SHEET 4 OF 9**

File: F:\01076\Eng\Devlans\Not Det.dwg Plot Date: 2001-07-12 09:52:24