



- GENERAL NOTES:**
1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE OF CURB (FC) OR EDGE OF PAVEMENT (EP).
  2. ALL PROPOSED STREET SIGNS AND/OR DEVELOPMENT SIGNS SHALL COMPLY WITH SECTION 30-83 OF THE ROANOKE COUNTY ZONING ORDINANCE. NO SIGN MAY BE ERECTED OR DISPLAYED WITHOUT AN APPROVED SIGN PERMIT (EXCEPT AS PROVIDED IN SECTION 30-83-3).
  3. ALL "STOP" AND "SPEED LIMIT" SIGNS SHALL CONFORM TO THE "ROAD AND BRIDGE SPECIFICATIONS AND STANDARDS" PUBLISHED BY VDOT.
  4. THE ROADWAY DIMENSIONS AND RIGHT-OF-WAY WIDTH SHOWN ON THIS PHASE OF THE DEVELOPMENT ARE CONSISTENT WITH THOSE APPROVED UNDER PHASE I OF THE DEVELOPMENT AND THE MASTER PLAN APPROVED IN 2002.

- UTILITY NOTES:**
1. CONTRACTOR SHALL CONFIRM LOCATION & INVERT OF EXISTING AND NEW UTILITY LINES PRIOR TO INSTALLATION.
  2. CONTRACTOR TO CONTACT THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) PRIOR TO EXTENDING WATER & SEWER SERVICE LINES AND TO COORDINATE THE CONNECTION TO THE EXISTING WATER AND SEWER MAINS.
  3. CLEAN-OUTS IN PAVEMENT OR SIDEWALK SHALL BE SET IN 6-INCH DIAMETER CAST IRON VALVE BOX WITH TOP SET FLUSH WITH FINISHED PAVED GRADE.
  4. UNLESS OTHERWISE NOTED, SANITARY SEWER LATERALS SHALL BE INSTALLED AT 1/4"/1" SLOPE (MIN.) FROM RIGHT-OF-WAY. CONTRACTOR SHALL CONFIRM INVERT OF EXISTING MAIN OR LATERAL PRIOR TO INSTALLATION OF LATERAL.
  5. ALL WATER AND SEWER WORK SHALL CONFORM TO THE WESTERN VIRGINIA WATER AUTHORITY STANDARDS, LATEST EDITION.
  6. WHERE APPLICABLE AND WHERE SHOWN, THE AREA OF OPEN CUT SHOWN IS MINIMUM REQUIRED TO INSTALL UTILITY LINES. CONTRACTOR SHALL BE REQUIRED TO REPLACE, IN ACCORDANCE WITH APPLICABLE DETAILS, ANY PAVEMENT DAMAGED OR REMOVED BY UTILITY INSTALLATION.
  7. CONTRACTOR SHALL ENSURE EXISTING WATER AND SEWER SERVICES LINES WHICH RUN THROUGH AND ADJOIN THE PROJECT SITE REMAIN IN SERVICE AT ALL TIMES UNLESS A SHUTDOWN IS APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY.
  8. LOTS 125, 126, 127, AND 128 ARE TO BE SERVED BY EXISTING SANITARY SEWER LATERALS INSTALLED DURING PHASE I CONSTRUCTION OF SS LINE FROM SS# 19 TO 20 TO 23. LOT 90 IS TO BE SERVED BY AN EXISTING SANITARY SEWER LATERAL INSTALLED DURING PHASE I CONSTRUCTION OF SS LINE SS# 26A TO 24.

- PLAN KEYNOTES:**
- 1 NEW PRIVATE STREET (STREET K) - TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION. REFER TO TYPICAL SECTION ON SHEET C-11 AND REFER TO STREET PROFILE ON SHEET C-8. STREET CENTERLINE GEOMETRY AND OTHER DIMENSIONS ARE SHOWN ON THIS SHEET.
  - 2 NEW PUBLIC STREET (STREET B) - TO BE DEDICATED TO ROANOKE COUNTY. REFER TO TYPICAL SECTION ON SHEET C-11 AND REFER TO STREET PROFILE ON SHEET C-5. STREET CENTERLINE GEOMETRY AND OTHER DIMENSIONS ARE SHOWN ON THIS SHEET.
  - 3 NEW WATER MAIN, SIZE AS INDICATED. APPURTENANCES (VALVE, BENDS, TEES, ETC.) ARE AS INDICATED HEREON OR AS DENOTED ON PROFILE. REFER TO SHEET C-5 FOR WATERLINE PROFILE (SHOWN WITHIN STREET PROFILE).
  - 4 NEW PUBLIC FIRE HYDRANT ASSEMBLY IN ACCORDANCE WITH WVWA STANDARDS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING BURY DEPTH OF FIRE HYDRANT WITH OTHER UTILITIES. REFER TO WVWA DETAIL W-17 ON SHEET C-6 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
  - 5 NEW SINGLE OR DOUBLE RESIDENTIAL WATER SERVICE AND WATER METER (TYPICAL EACH LOT) IN ACCORDANCE WITH WVWA STANDARDS AND SPECIFICATIONS. REFER TO WVWA DETAILS W-1 AND W-4 ON SHEET C-6 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
  - 6 NEW SANITARY SEWER MAIN AND MANHOLES IN ACCORDANCE WITH WVWA STANDARDS AND SPECIFICATIONS. REFER TO SANITARY SEWER PROFILES ON SHEET C-5 (SHOWN WITHIN STREET PROFILE). REFER TO TYPICAL WVWA SEWER DETAILS ON SHEETS C-7 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
  - 7 SANITARY SEWER LATERAL (4" UNLESS OTHERWISE NOTED) AND CLEAN-OUT (TYPICAL EACH LOT) IN ACCORDANCE WITH WVWA DETAIL S-6 SHOWN ON SHEET C-7.
  - 8 STORM DRAIN LINES AND STRUCTURES SHOWN HEREON FOR UTILITY COORDINATION INFORMATION ONLY. REFER TO SHEETS C-9 AND C-10 FOR ADDITIONAL INFORMATION REGARDING GRADING AND STORM DRAINAGE SYSTEM.
  - 9 OPEN-CUT ASPHALT PUBLIC STREET FOR THE INSTALLATION OF NEW SANITARY SEWER. RESTORE PAVEMENT IN ACCORDANCE WITH WVWA DETAIL G-12 AND G-13 SHOWN ON SHEET C-7. PAVEMENT RESTORATION MUST MEET OR EXCEED THE EXISTING PAVEMENT SECTION THICKNESS OR FOLLOW THE SPECIFICATIONS FOUND IN THE LAND USE PERMIT (LUP-OCPR) FOR THE PROJECT. BACKFILL MATERIAL AND COMPACTION SHALL MEET THE SPECIFICATIONS FOUND IN VDOT'S "ROAD AND BRIDGE SPECIFICATIONS." ALL PAVEMENT MUST BE RESTORED WITHIN 48 HOURS OF COMPLETION OF WORK.
  - 10 STANDARD VDOT CG-80 ENTRANCE FOR EACH LOT - WHERE SHOWN ON PLAN. SEE DETAIL ON SHEET C-11. ALL FUTURE DRIVEWAY LANDINGS SHALL NOT EXCEED TEN PERCENT FOR A LENGTH OF 30 FEET, MEASURING FROM THE PRIVATE ROAD EDGE OF PAVEMENT.
  - 11 "NO PARKING-FIRE LANE" SIGN (CONFORMING TO SECTION D103.6 OF INTERNATIONAL FIRE CODE / VIRGINIA STATEWIDE FIRE PREVENTION CODE) TYPICAL OF 2, WHERE SHOWN- GENERALLY NOT TO EXCEED 100' ON-CENTER. REFER TO TYPICAL SECTION ON SHEET C-11 FOR ADDITIONAL REQUIREMENTS REGARDING MARKING/PAINTED FACE AND TOP OF CURB.
  - 12 TEMPORARY END OF LINE BLOW-OFF VALVE. REFER TO DETAIL W-11 SHOWN ON SHEET C-8.
  - 13 COMBINATION AIR VALVE ASSEMBLY LOCATED AT HIGH-POINT ON WATERLINE. REFER TO DETAIL W-13 SHOWN ON SHEET C-6.
  - 14 NEW 12 TO 10-FOOT WIDE GRAVEL DRIVEWAY FROM END OF STREET "B" TO EXISTING DRIVEWAY SERVING TAX PARCEL NO.: 027.20-01-27.00-0000 / 6103 PLANTATION CIRCLE / PROPERTY OF WILLIAM P. VINYARD, JR. CONSTRUCT NEW / RE-ALIGN EXISTING DRIVEWAY TO PLANTATION CIRCLE TO FLORA FARM ROAD. RE-INSTALL NEW KEYWAY. ACTIVATE ENTRY AT DRIVEWAY. REMOVE REMNANTS OF EXISTING DRIVEWAY THROUGH NEW LOTS 133 TO 136. REMAINING DRIVEWAY AND INGRESS/EGRESS EASEMENT TO REMAIN UNTIL STREET "B" IS EXTENDED.
  - 15 FUTURE DEVELOPMENT AREAS SHOWN FOR GENERAL INFORMATION ONLY. SEE SHEET C-3 FOR PHASING INFORMATION.

PROPOSED LOT FRONTS		
LOT NO.	FRONTAGE SHOWN	
122	108'	
123*	56.3'	
124*	30.0'	
125*	30.0'	
126*	30.0'	
127*	30.0'	
128	48.0'	
129	48.0'	
130	50.8'	
133	48.6'	
134	57.4'	
135	56.7'	
136	53.5'	

\* CUL-DE-SAC LOT

BENCHMARK TABLE		
	①	②
NORTHING (1)	3649192.515	3648991.439
EASTING (1)	11064885.026	11064823.583
ELEVATION (2)	1079.88	1093.62
DESCRIPTION	PI/PK IN STUMP	PI/RC

(1) VIRGINIA STATE PLANE COORDINATE SYSTEM - FROM PLAT INST. #201000283  
(2) NGVD88

ROADWAY/STREET HORIZONTAL CURVE DATA TABLE					
CURVE #	RADIUS	TANGENT	DELTA	DEGREE OF CURVE	LENGTH
B1	200'	58.27'	32.4868	28.6479	113.40'
B2	200'	60.84'	33.8389	28.6479	118.12'
K1	75'	30.95'	44.8465	76.3944	58.70'

**SHEET LEGEND**

- ⑨ LOT NUMBER
- 50 SANITARY SEWER MANHOLE NUMBER
- 1 WATER METER - SINGLE RESIDENTIAL WATER SERVICE REFER TO DETAIL W-1 ON SHEET C-6
- 4 WATER METER - DOUBLE RESIDENTIAL WATER SERVICE REFER TO DETAIL W-4 ON SHEET C-6
- 7 SANITARY SEWER LATERAL REFER TO DETAIL S-6 ON SHEET C-7
- 2 PUBLIC STREET REFER TO SHEET C-11 FOR TYPICAL SECTION
- 1 PRIVATE STREET REFER TO SHEET C-11 FOR TYPICAL SECTION

APPROVED SCALE IN FEET 0 50 100

Date	7/17/15
Revisions	1 1ST REVIEW COMMENTS
	2 APPROVED SET

Issue Date: MAY 11, 2015

Drawn By: RWA

Designed By: RWA

Checked By: WTA

Date: 5/11/15

THE VILLAGE AT TINKER CREEK - PHASE IIIA

LAYOUT, WATER, & SANITARY SEWER PLAN

ROANOKE COUNTY, VIRGINIA

Vertical Scale: N/A

Horizontal Scale: 1" = 50'

Commission Number: 1966-P3

Sheet No.: C-4