VIRGINIA DEPARTMENT OF TRANSPORTATION NOTES:

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 VIRGINA DEPARTMENT OF TRANSPORATION 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.

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

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 SEEDED 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.

9. ENTRANCE PERMIT

CONTRACTOR SHALL OBTAIN ENTRANCE PERMIT TO THE EXISTING VIRGINIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY FROM RESIDENT ENGINEER PRIOR TO ROAD CONSTRUCTION.

10. 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.

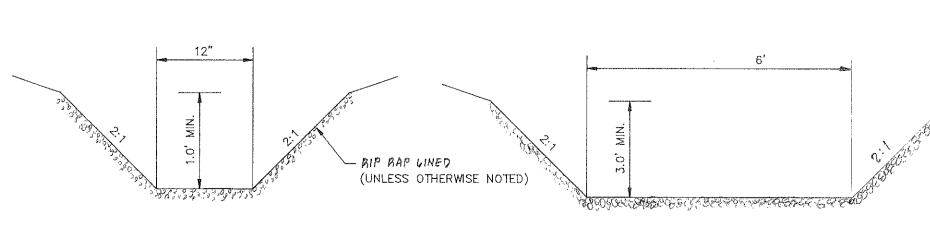
11. STREET MAINTENANCE

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.

12. UNDERGROUND UTILITIES

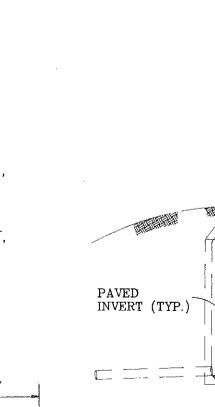
CONTRACTOR SHALL VERIFTY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK BY CONTACTING MS. UTILITY. CONTACT SITE ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS. IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN. CALL "MISS UTILITY" OF CENTRAL VIRGINIA AT 1-800-552-7001.

13. 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.



TYPE "A" DITCH

TYPE "B" DITCH



DITCH

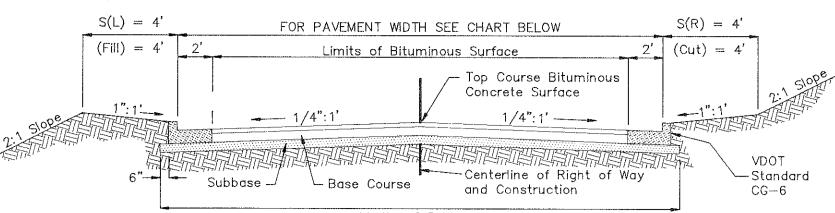
SANITARY SEWER HORIZONTAL & SLOPE DISTANCE DETAIL

ORIZONTAL DISTANCE

CENTER TO CENTER

OF MANHOLES

FINISHED GRADE -



TYPICAL STREET SECTION

PAVEMENT SPECIFICATIONS:						
STREET NAME	FROM STATION TO STATION	CATEGORY	PAVEMENT WIDTH	PAVEMENT SPECIFICATION		
CARLETON DRIVE	10+00 TO 23+03.66	ΙV	38'	165# PSY ASPH. CONCRETE, TYPE SM-2A 275# PSY ASPH. CONCRETE, TYPE BM-2 8" AGG. BASE OR SUBBASE MAT		
DAWN MARIE COURT	30+00 TO 32+50	ļ	30′	200# PSY ASPN. CONCRETE TYPE SM-2A 6" AGGREGATE BASE		
HANGING ROCK COURT	40+00 TO 42+49.41	l	30'	220# PSY ASPH. CONCRETE, TYPE SM— 14 6" AGGREGATE BASE		
INNSBROOKE DRIVE	49+98.35 TO 51+08.46 51+08.46 TO 55+23.30 55+23.30 TO 56+23.30	I V I V I V	TAPER 38' TAPER	155# PSY ASPH. CONCRETE, TYPE SM-2A 275# PSY ASPH. CONCRETE, TYPE BM-2 84 -200 BASE OP SUBPASE MAT		
INNSBROOKE DRIVE	56+23.30 TO 60+75.48	I	30'	220# PSY ASPH. CONCRETE, TYPE SM- 14 6" AGGREGATE BASE		
RIPLEY STREET	70+00 TO 74+87.64	ΙV	38'	165# PSY ASPH. CONCRETE, TYPE SM-2A 275# PSY ASPH. CONCRETE, TYPE BM-2 8" AGG. BASE OR SUBBASE MAT		

SECURE NUT -

ROD TO BE FIRMLY SECURED BY EPOXY

WATERTIGHT MANHOLE FRAME & COVER

INSTALLATION DETAIL

MH-RCR-3000W

PER DEWEY BROS., INC.

TYPE II

NOTE: APPROVED WATER SEALANT REQUIRED AT ALL JOINTS AND EXTERIOR OF POURED CONCRETE

FRAME & COVER (TYP.)

4' MANHOLE

BARREL (TYP.)

MINIMUM AVERAGE WEIGHT

1" DIA. HOLES 🎯 120"

GASKET IN VERTICAL FACE OF COVER

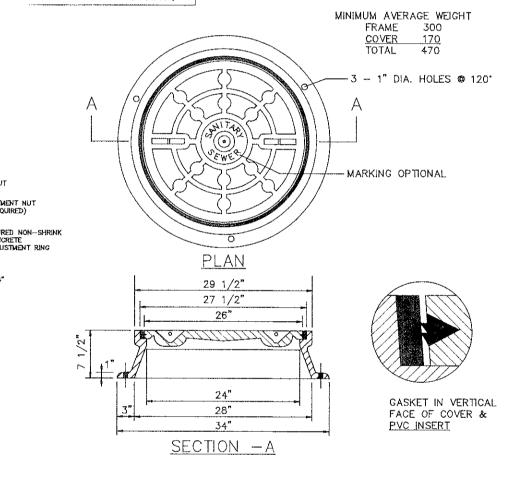
COVER TOTAL

MARKING OPTIONAL

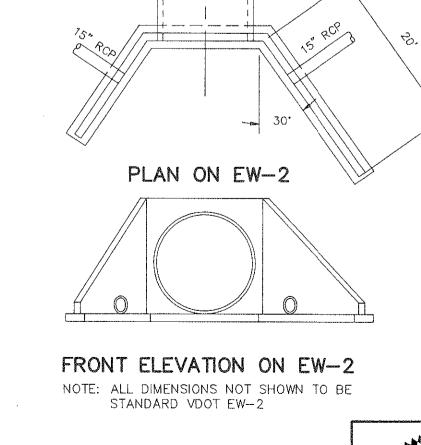
<u>PLAN</u>

26 1/4"

SECTION -A



WATERTIGHT MANHOLE FRAME & COVER MH-RCR-3000EC PER DEWEY BROS., INC. TYPE I



MICHAEL S. WEBB No. 012656 5-30-95

CURB TAPER

2-26-96 REVIGED TAX NUMBER & ADDED TYPE I & II TO WATERTIGHT MANHOLE DETAILS. 12/4/95 FLORALEIGH LANE TO FLORA DRIVE CHANGED STREET NAME TO FLORALEIGH LANE BU NO. PROPOSED LOTS 7/14/95 REVISION DATE DESCRIPTION NOTES AND DETAILS DESIGNED WAS HANGING RAWN PVR PREPARED FOR J. ROBERT CARLTON HECKED MSW

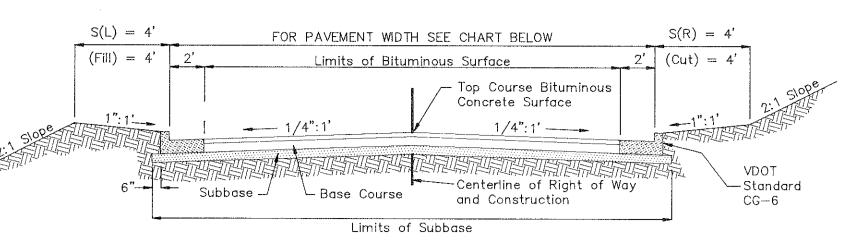
CATAWBA MAGISTERIAL DISTRICT ROANOKE COUNTY, VIRGINIA SCALE: N.T.S. ENGINEERS-SURVEYORS-PLANNERS

ROANOKE, VIRGINIA

20-6289

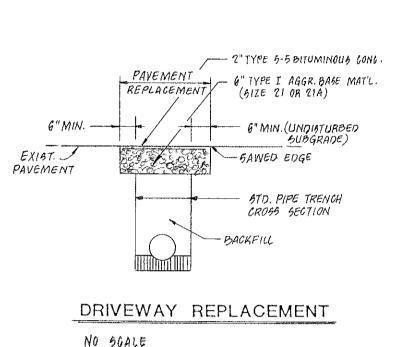
COMM: 94-353

DATE: 23 JUNE 1996 | SHEET 4 of 18



7. TOPOGRAPHIC INFORMATION TAKEN FROM AERIAL PHOTOGRAPHY PERFORMED BY P.D.S. SITE AND ZONING TABULATIONS:

PAVEMENT SPECIFICATIONS:						
STREET NAME	FROM STATION TO STATION	CATEGORY	PAVEMENT WIDTH	PAVEMENT SPECIFICATION		
CARLETON DRIVE	10+00 TO 23+03.66	ΙV	38'	165# PSY ASPH. CONCRETE, TYPE SM-2A 275# PSY ASPH. CONCRETE, TYPE BM-2 8" AGG. BASE OR SUBBASE MAT		
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INNSBROOKE DRIVE	56+23.30 TO 60+75.48	I	30'	220# PSY ASPH. CONCRETE, TYPE SM- L/ 6" AGGREGATE BASE		



MINIMUM FRONTAGE REQUIRED 2"TYPE 6-5 BITUMINOUS CONG. MINIMUM REQUIRED SETBACKS:

FRONT - 30' REAR - 25' SIDE YARD - 10' (SEE BELOW)

GENERAL NOTES:

2. DEVELOPER: J. ROBERT CARLTON

WATER AND SEWER

CURRENT ZONING - R-1

SITE ACREAGE - 25.76 Ac.

PROPOSED NUMBER OF LOTS - 47

P.O. BOX 11694

3. THE ASSESSED AREA IS APPROXIMATELY 25.76 Ac.

4. NO TITLE REPORT FURNISHED FOR THIS PROPERTY.

PROPOSED USE - SINGLE FAMILY DETACHED DWELLINGS

MINIMUM LOT AREA REQUIRED - 7,200 SQ. FT.

(MEASURED BY R.O.W. LINE) - 60'

CORNER LOTS - SIDE YARD ABUTTING A STREET - 30' MAXIMUM HEIGHT ALLOWED - 45' MAXIMUM BUILDING COVERAGE - 30% OF TOTAL LOT AREA FOR ALL

BUILDINGS & 7% FOR ACCESSORY BUILDINGS MAXIMUM LOT COVERAGE - 50% OF TOTAL LOT AREA

1. THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT ROANOKE

RICHMOND, VA. 23230-0094

COUNTY TAX ASSESSMENT MAP 35.00-1-27, 35.04-2-32 & 35.04-1-43

5. THE PROPERTY SHOWN ON THESE PLANS IS TO BE SERVED BY COUNTY

6. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE ACCESSED BY

CONSTRUCTION NOTES:

- 1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT COUNTY OF # ROANOKE STANDARDS AND SPECIFICATIONS.
- 2. 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.
- NO SUBSOIL INVESTIGATIONS HAVE BEEN MADE BY THE DESIGNING ENGINNER. 4. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- 5. LUMSDEN ASSOCIATES, P.C. DOES NOT CERTIFY TO THE LOCATION OF OR THE EXISTENCE OF ANY EXISTING UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN ARE FROM RECORDS.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- 6. AREAS TO BE GRADED SHALL BE CLEARED & GRUBBED OF ALL VEGETATION, STRUCTURES AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING. 7. TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED
- FOR FUTURE USE. 8. 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. 9. TEST RESULTS FOR COMPACTION SHALL BE SUBMITTED TO ROANOKE

