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
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.

2. 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.

3. 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

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.

- 5. INTERSECTION PAVEMENT RADIUS
- MINIMUM PAVEMENT RADIUS OF 25 FEET IS REQUIRED AT ALL STREET INTERSECTION.
- 6. 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.
- 7. 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

8. STORM DRAINAGE

WATERCOURSES.

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.

FOR REQUIRED STONE DEPTHS. THE DEVELOPER WILL BE REQUIRED TO POST A SURETY TO GUARANTEE THE ROAD FREE OF DEFECTS FOR ONE

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

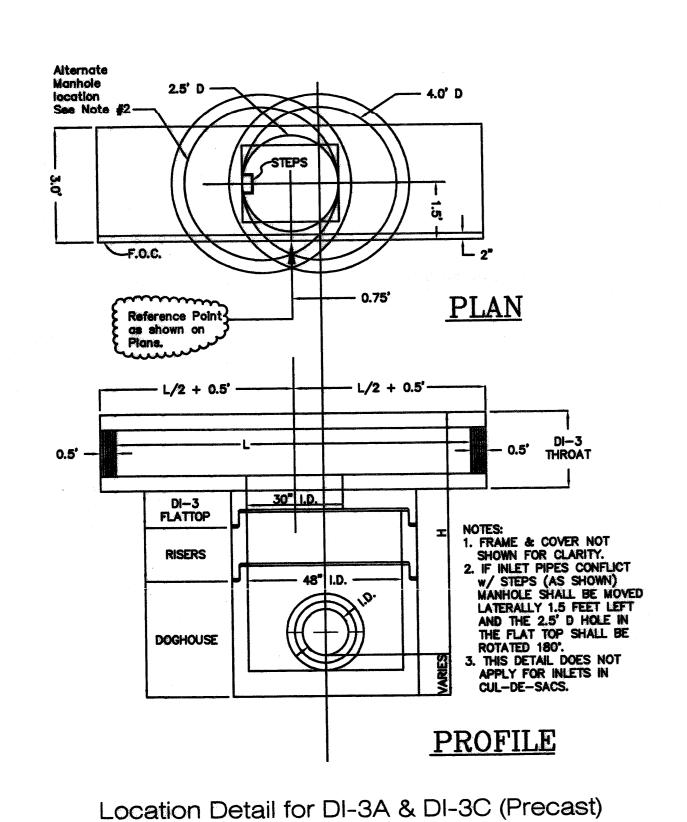
 10. INSPECTION
 AN INSPECTOR WILL NOT BE FURNISHED EXCEPT FOR PERIODIC PROGRESS INSPECTION, THE ABOVE MENTIONED FIELD REVIEWS AND CHECKING
- YEAR AFTER ACCEPTANCE BY THE DEPARTMENT OF TRANSPORTATION.

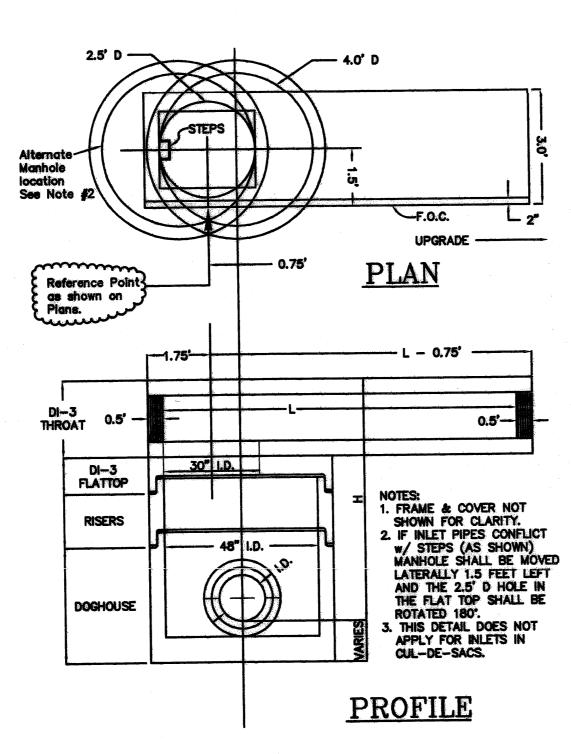
 11. STREET MAINTENANCE
 THE STREETS MUST BE PROPERLY MAINTAINED UNTIL ACCEPTANCE. AT SUCH TIME AS ALL REQUIREMENTS HAVE BEEN MET FOR ACCEPTANCE, ANOTHER INSPECTION WILL BE MADE TO DETERMINE THAT THE STREET HAS BEEN PROPERLY MAINTAINED.
- 12. UNDERGROUND UTILITIES

 CONTRACTOR SHALL VERIFTY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION
 PRIOR TO STARTING WORK BY CONTACTING 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.
- 13. REVISIONS OF SPECIFICATIONS AND STANDARDS

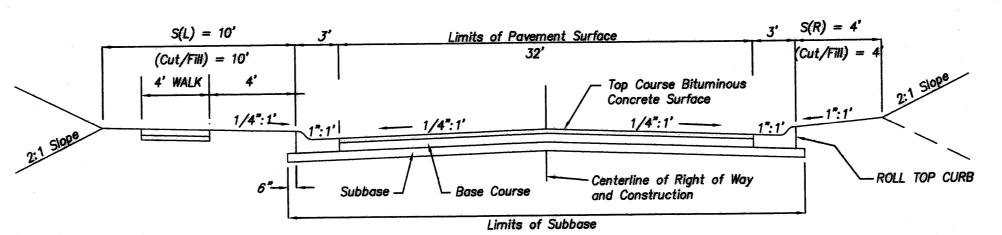
 APPROVAL OF THESE PLANS WILL BE BASED ON SPECIFICATIONS AND STANDARDS IN EFFECT AT THE TIME OF APPROVAL AND WILL BE SUBJECT,

 UNTIL COMPLETION OF THE ROADWAY AND ACCEPTANCE BY THE DEPARTMENT, TO FUTURE REVISIONS OF THE SPECIFICATIONS AND STANDARDS.



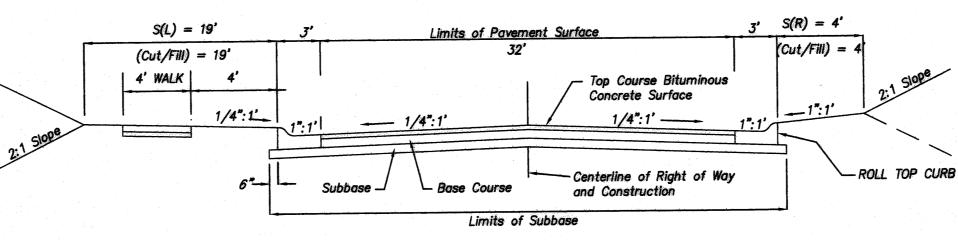


Location Detail for DI-3B (Precast)

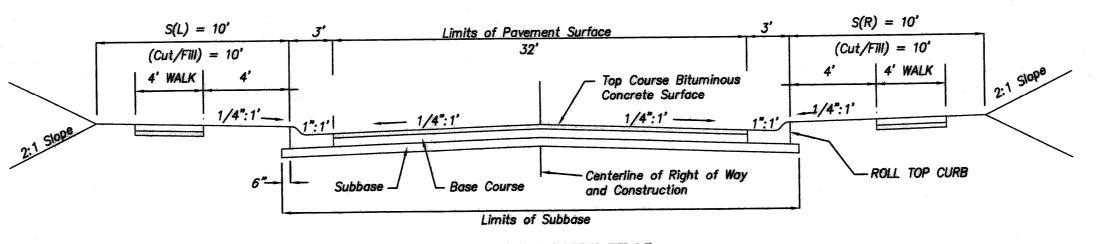


MASON'S CREST TRAIL STA. 10+34 TO STA. 23+00

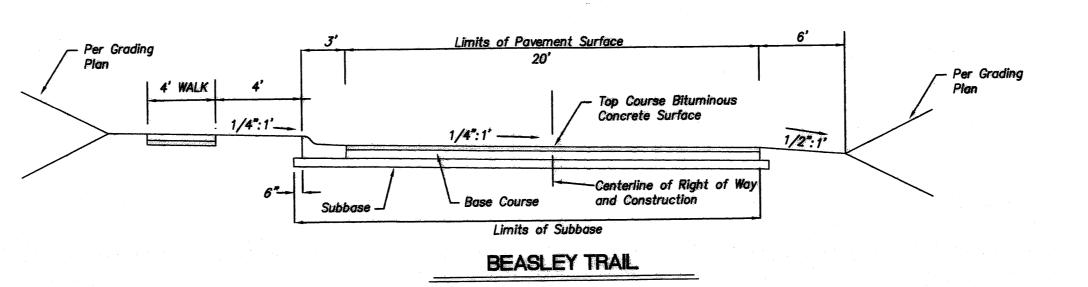
NO SCALE

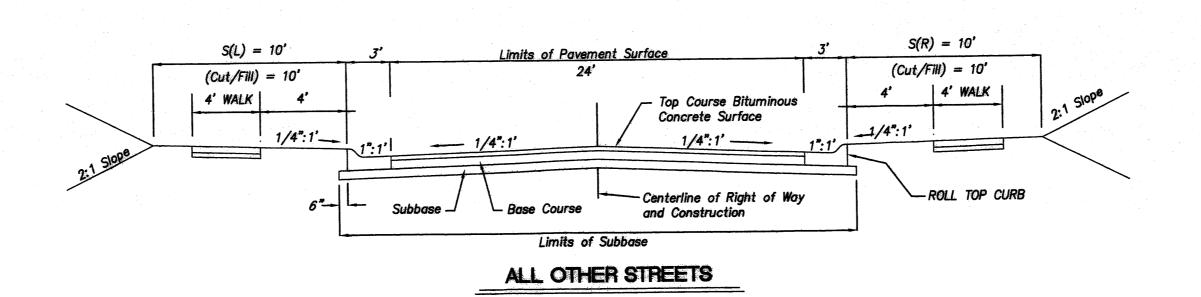


MASON'S CREST TRAIL STA. 23+00 TO STA. 26+28



MASON'S CREST TRAIL STA. 26+28 TO STA. 31+81





NO SCALE

NO SCALE

PAVEMENT SPECIFICATIONS:				
STREET NAME	FROM STATION TO STATION	CATEGORY	PAVEMENT WIDTH	PAVEMENT SPECIFICATION
MASON'S CREST TRAIL	STA 10+34 TO 31+81	. v	32'	220 PSY ASPH. CONCRETE (2"), TYPE SM-9.5A 456 PSY ASPH. CONCRETE (4"), TYPE BM-25.0 8" AGGREGATE BASE-21B
MOUNTAIN SPRING TRAIL	CUL DE SAC TO 181+00	1	24'	220 PSY ASPH. CONCRETE (2"), TYPE SM-9.5A 8" AGGREGATE BASE-21B, SEE NOTE BELOW
MOUNTAIN SPRING TRAIL	181+00 TO 184+48	11	24'	220 PSY ASPH. CONCRETE (2"), TYPE SM-9.5A 10" AGGREGATE BASE-21B, SEE NOTE BELOW
MOUNTAIN SPRING COURT	184+80 TO CUL DE SAC	1	24'	220 PSY ASPH. CONCRETE (2"), TYPE SM-9.5A 8" AGGREGATE BASE-21B, SEE NOTE BELOW
LINN COVE COURT	CUL DE SAC TO 69+83	. 1	24'	220 PSY ASPH. CONCRETE (2"), TYPE SM-9.5A 8" AGGREGATE BASE-21B, SEE NOTE BELOW
BEASLEY TRAIL		1	22*	220 PSY ASPH. CONCRETE (2"), TYPE SM-9.5A 8" AGGREGATE BASE-21B, SEE NOTE BELOW

NOTE: THE SIZE 21B AGGREGATE SHALL BE PRIMED WITH APPROXIMATELY 0.35 GAL/S.Y. OF RC-250 ASPHALT AND COVERED WITH 16 TO 18 LBS/S.Y. OF SIZE 8-P AGGREGATE BEFORE PLACING OF THE SM-9.5A.

SITE AND ZONING TABULATIONS

CURRENT ZONING: PRD — PLANNED RESIDENTIAL DEVELOPMENT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL WITHOUT ARCH GUIDELINES (RO) — 21 UNITS
VILLAGE CLUSTER REDUCED LOT WIDTH SINGLE FAMILY (VC) — 34 UNITS
SITE ACREAGE: 31.175 ACRES
SECTION 1 UNIT TOTALS: SECTION 1 TOTAL PROJECTED
RO — SINGLE FAMILY WITHOUT 21 90
ARCHITECTURAL GUIDELINES

SECTION 1 UNIT TOTALS:

RO - SINGLE FAMILY WITHOUT

ARCHITECTURAL GUIDELINES

RW - SINGLE FAMILY WITH

ARCHITECTURAL GUIDELINES

CH - CLUSTER HOMES WITHOUT

ARCHITECTURAL GUIDELINES

VC - VILLAGE CLUSTER WITH

ARCHITECTURAL GUIDELINES

TOTALS

SECTION 1

1012 FROM 1

1012 FROM

PROPOSED TOTAL NUMBER OF UNITS PER PRD: 347 PROJECTED (NOT TO EXCEED 400)
SECTION 1 TOTAL NUMBER OF UNITS: 55
REMAINING NUMBER OF PROPOSED UNITS: 292 PROJECTED (345 MAX.)

SINGLE FAMILY (RO) WILLAGE CLUSTER (VC)
MINIMUM LOT AREA REQUIRED: 6,000 S.F. 4,100 S.F.
MINIMUM FRONTAGE REQUIRED: 50' 45'
MINIMUM REQUIRED SETBACKS:
FRONT: 20' 10'
REAR: 20' 20'
SIDE YARD: 8', BUT NOT CLOSER THAN 5', BUT NOT CLOSER THAN 16' OF NEXT HOUSE 10' OF NEXT HOUSE

MAXIMUM HEIGHT ALLOWED: 35' (PRINCIPAL STRUCTURE) 35' (PRINCIPAL STRUCTURE)
MAXIMUM BUILDING COVERAGE: 50% 60%
MAXIMUM LOT COVERAGE: 70% 70%

SECTION 1 COMPUTED OPEN GREEN SPACE: 11.05 AC. (OGS/HOA) TOTAL PROJECTED OPEN GREEN SPACE: 93 AC. % OPEN GREEN SPACE IN SECTION 1: 11.9%

SIGN NOTES

- A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN.
 THE MAIN ENTRANCE SIGNAGE OFF OF MERRIMAN ROAD SHALL NOT EXCEED 50 SQUARE FEET FOR THE ACTUAL SIGN AREA. MAXIMUM SIGN HEIGHT SHALL BE 15 FEET. THE ATTACHED EXHIBIT OR A REPRESENTATION OF THE POTENTIAL MAIN ENTRY SIGN. THE FINAL SIGNAGE LOCATION AND DESIGN MAY CHANGE DUE TO
- ENGINEERING CONSTRAINTS.

 3. SIGNAGE IN DIFFERENT NEIGHBORHOODS WITHIN THE PRD CAN BE USED BUT CANNO EXCEED 30 SQUARE FEET FOR THE ACTUAL SIGN AREA. NIEIGHBORHOOD SIGNAGE, EXCLUDING SIGNAGE REQUIRED BY VDOT OR ROANOKE COUNTY, SHALL BE RUSTIC II NATURE WITH EITHER A STONE OR ROUGH WOOD BASE. ACTUAL SIGNAGE WILL BE DETERMINED IN FINAL DESIGN AND COULD BE APPLIED, SAND BLASTED OR PLAQUE MOUNTED LETTERING TO WOOD, HIGH-DENSITY PAINTED URETHANE, MASONRY OR STONE. BRIGHT COLORS SHALL NOT BE PERMITTED IN SIGNAGE. MAXIMUM SIGN HEIGHT FOR NEIGHBORHOOD SIGNS SHALL BE 10. MULTIPLE SIGNS WITHIN A NEIGHBORHOOD CAN BE PERMITTED NEIGHBORHOOD SIGNS SHALL BE PLACED TO NOT CONFLICT WITH MINIMUM CORNER SIGHT DISTANCES PER VDOT STANDARDS.

GENERAL NOTES

- THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT ROANOKE COUNTY
 TAX ASSESSMENT MAP 97:03-02-02, 97:03-02-05 AND 97:01-02-17.
 OWNER/DEVELOPER:
 RADFORD AND COMPANY
- RADFORD AND COMPANY 2772 ELECTRIC ROAD
- ROANOKE, VA 24018 (540) 343–5000
 3. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY AND IS CERTIFIED CORRECT.
 4. TOPOGRAPHY DATA BASED ON AN SURVEY PREPARED BY MCKENZIE SNYDER.
- 4. TOPOGRAPHT DATA BASED ON AN SURVEY PREPARED BY MCKENZIE SKYDER.
 5. NO TITLE REPORT WAS FURNISHED FOR THIS PROPERTY.
 6. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY WESTERN
- VIRGINIA WATER AUTHORITY WATER AND SEWER.
 7. THE SUBDIVISION ENTRANCE SHALL BE ACCESSED BY PUBLIC ROADS. ALL ROADS WITHIN THE SUBDIVISION SHALL BE PRIVATE.

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.

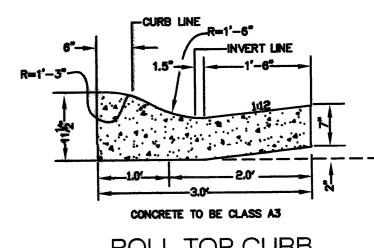
 3. NO SUBSOIL INVESTIGATIONS HAVE BEEN FURNISHED TO THE DESIGNING ENGINEER.
- 4. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- 5. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- ALL WATER AND SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY WESTERN VIRGINIA WATER AUTHORITY.
- 7. SEE 2001 VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILS.
- 8. THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON—SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.
- NO DEVIATION TO THE DEVELOPMENT PLANS SHALL BE MADE WITHOUT THE APPROVAL
 OF THE CONSULTING ENGINEER.
 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

GRADING NOTES

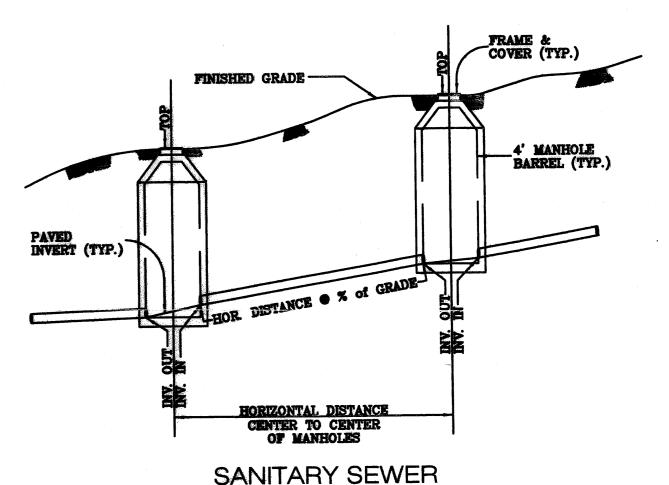
ONE DAY OF SUBMITTAL

- 1. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
- 2. TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR
- 3. FIEL MATERIAL SHALL BE FREE FROM 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.

 A NO SUBSIDERES SONS INFORMATION HAS REEN FURNISHED TO THE DESIGNING
- 4. NO SUBSURFACE SOILS INFORMATION HAS BEEN FURNISHED TO THE DESIGNING ENGINEER. A QUALIFIED GEOTECHNICAL ENGINEER SHOULD BE CONSULTED CONCERNING SOIL STABILITY, SLOPE STABILIZATION METHODS, AND ROCK CONTENT.



ROLL TOP CURB



HORIZONTAL & SLOPE DISTANCE DETAIL

WVWA ID# 6KVKBC

SHEET 4 OF 18

MAY 27, 200

AS SHOW

04-139

3-8-05

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