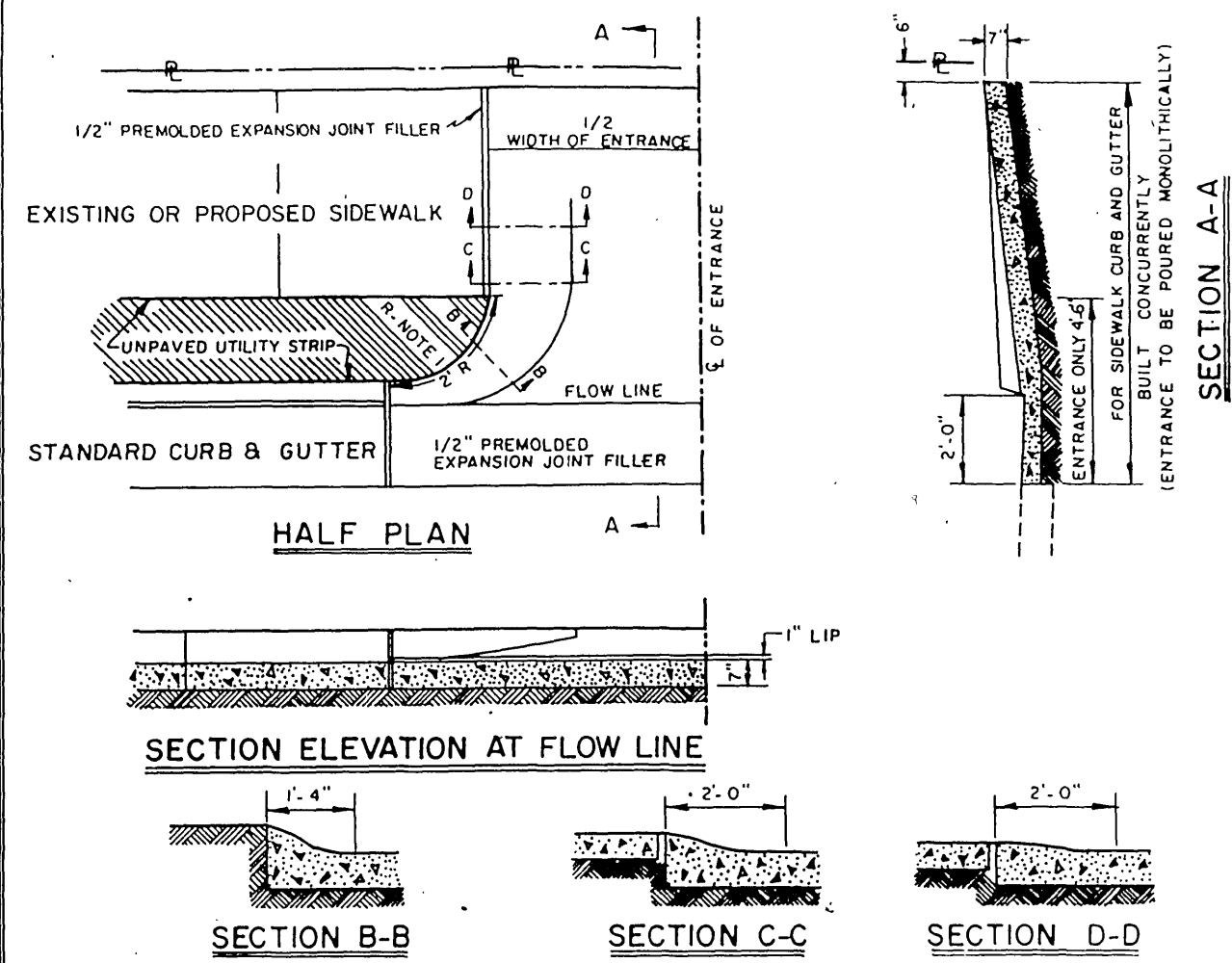




- GENERAL NOTES:
- Standard residential "Entrance" shall have a curb radius (R) of 2 feet.
 - Minimum Entrance width to be 12 feet at back.
 - Where curb & gutter already exists, both curb & gutter shall be removed. If proposed entrance falls within five (5) feet of an existing joint, removal & reconstruction shall be to that joint. Any concrete removed at other than an existing joint shall be cut with a mechanical saw specifically manufactured for that purpose; this also shall apply to street pavement.
 - Where sidewalk exists, or is to be constructed across driveways, the thickness thereof must correspond with the thickness of the entrance.
 - Whenever "Entrances" exceed twenty-four (24) feet in width a 1" pre-molded expansion joint filler shall be installed through the center perpendicular to flow line.
 - Finish: "Entrances" shall have a "course broom finish" running parallel to flow line.
 - Curing shall be accomplished by the use of a liquid membrane seal containing white pigment applied at the rate of one (1) gallon per 150 square feet.
 - All "Entrance Ways" shall be constructed according to City of Roanoke specifications and to line and grades established by the City Engineering Department.
 - Entrances exceeding 30 feet in width shall be approved by the City Manager.

**CITY OF ROANOKE RESIDENTIAL
"ENTRANCE" STANDARD**

TAX #5160110
PROPERTY OF
D. JERRY KINCER
& HELEN B. KINCER
(RKE.CO.) D.B. 950 PG. 722

TAX #5160111
PROPERTY OF
ARCHIBALD DICKS STOCKTON, JR.
(RKE.CO.) D.B. 464 PG. 566

TAX #5160112
PROPERTY OF
ERNEST LINWOOD BAKER, JR.
& NATALIE ABBOT BAKER
(RKE.CO.) D.B. 476 PG. 293

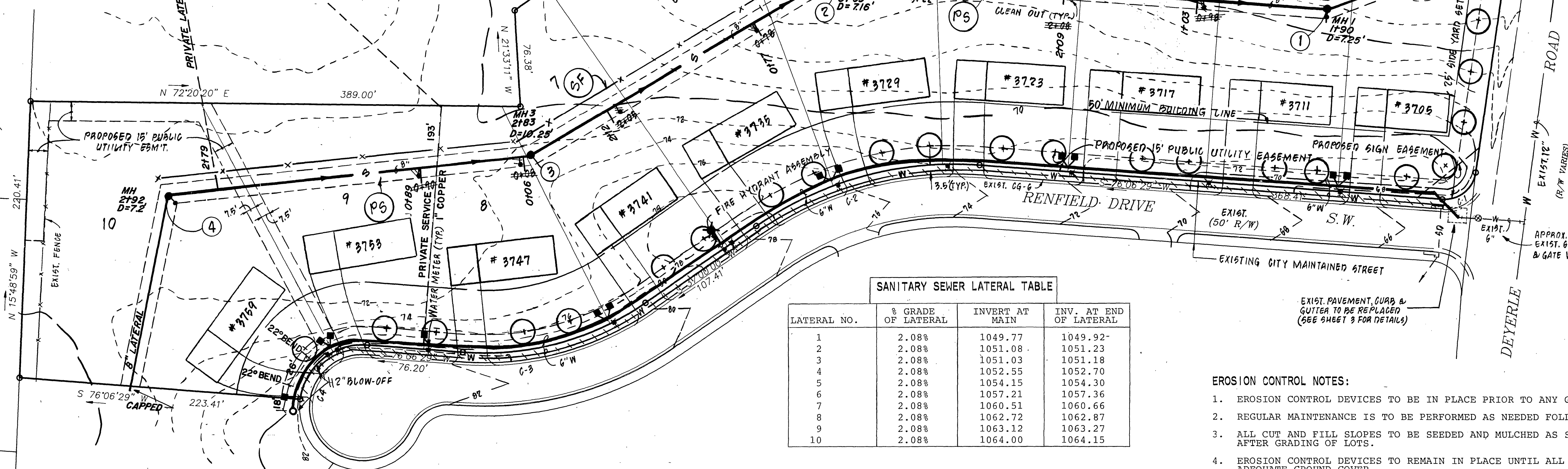
PROPERTY OF
G. JOHN RENICK
TAX #5070419
TRACT 4
1.109 AC.
M.B. 1 PG. 724
ZONED R5-1

EXISTING DWL.
3734 LAKE DR., S.W.

PROPERTY OF
JONATHAN M. & JERALDINE G. ROGERS
TAX #5070414
TRACT 6A-1
310,934 SQ. FT.
7.138 AC.
ZONED R5-1

RENICK PROPERTY
TRACT 5A-1
222,418 SQ. FT.
5.106 AC.
ZONED R5-1

SOUTH LAKE DRIVE (50' PRIVATE ROAD)



SANITARY SEWER LATERAL TABLE			
LATERAL NO.	% GRADE OF LATERAL	INVERT AT MAIN	INV. AT END OF LATERAL
1	2.08%	1049.77	1049.92
2	2.08%	1051.08	1051.23
3	2.08%	1051.03	1051.18
4	2.08%	1052.55	1052.70
5	2.08%	1054.15	1054.30
6	2.08%	1057.21	1057.36
7	2.08%	1060.51	1060.66
8	2.08%	1062.72	1062.87
9	2.08%	1063.12	1063.27
10	2.08%	1064.00	1064.15

- NOTES:
- ANY AND ALL CURB AND GUTTER OR PUBLIC STREET SURFACE DAMAGED DURING CONSTRUCTION ON THESE LOTS SHALL BE REPAIRED OR REPLACED AT THE LOT OWNERS EXPENSE.
 - THE PROPOSED HOUSE AND DRIVEWAY LOCATIONS AND SIZES SHOWN HEREON ARE APPROXIMATE AND DO NOT REPRESENT THE ACTUAL SITING LOCATIONS. THE DEVELOPER MAY VARY THE HOUSE AND DRIVEWAY POSITIONS AND SIZES PENDING THE SALE OF THE INDIVIDUAL LOTS.

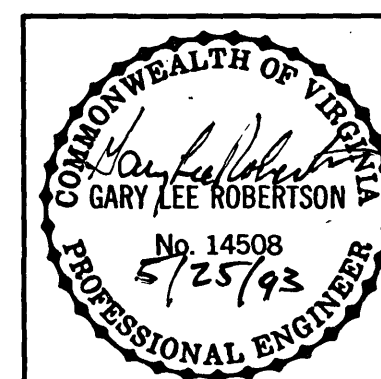
- EROSION CONTROL NOTES:
- EROSION CONTROL DEVICES TO BE IN PLACE PRIOR TO ANY GRADING OPERATIONS.
 - REGULAR MAINTENANCE IS TO BE PERFORMED AS NEEDED FOLLOWING EACH RAINFALL.
 - ALL CUT AND FILL SLOPES TO BE SEEDED AND MULCHED AS SOON AS POSSIBLE AFTER GRADING OF LOTS.
 - EROSION CONTROL DEVICES TO REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE ADEQUATE GROUND COVER.
 - THIS PLAN TO BE APPROVED AND LAND DISTURBANCE PERMIT TO BE OBTAINED PRIOR TO GRADING OF LOTS.
 - UPON INSPECTION OF THE EROSION CONTROL DEVICES THE CITY ENGINEER MAY REQUIRE THAT FURTHER STEPS BE TAKEN TO CONTROL SILT.
 - REFERENCES TO STANDARD DRAWINGS REFER TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
 - GRAVEL CONSTRUCTION ENTRANCE SHALL BE PROVIDED ON EACH LOT AS IT IS DEVELOPED.

AS-BUILT

LEGEND				
EXISTING	PROPOSED			
-S-	-S-	SEWER		
-W-	-W-	WATER		
	—	WATER SERVICE		
	—	CLEAN OUT		
	—	CONTOURS		
STD. & SPEC.	DESC.	KEY	SYMBOL	
3.05	SILT FENCE	(SF)	X	
3.32	PERMANENT SEEDING	(PS)	(PS)	

LANDSCAPING SCHEDULE				
SYMBOL	QUANTITY	BOTANIC NAME	COMMON NAME	COMMENTS
A	24	PYRUS CALLERYANA "CAPITOL"	"CAPITOL" CALLERY PEAR	6' B&B

STARTED 01/13/1994
DATE COMP. 01/13/1994
FEET MAIN 935'
BLOW OFF 2'
F.H. COMP. 1
F.H. STUD ONLY 1
E.C. PAGE 1
E.C. PAGE 1
CITY OR CIV. 1
PLANNING - DON NOLEN



REVISION	DATE	DESCRIPTION
DESIGNED	6MP	COMPREHENSIVE DEVELOPMENT PLAN FOR "RENFIELD FARM"
DRAWN	TH, VWB	PREPARED FOR HERITAGE BUILDERS, LTD. of Roanoke
CHECKED	GLB	ROANOKE, VIRGINIA
		WATER DEPARTMENT # 94-02
		LUMSDEN ASSOCIATES, P.C. ENGINEERS-SURVEYORS-PLANNERS ROANOKE, VIRGINIA
		SCALE: 1" = 50'
		DATE: 19 MAR 1993
		COMM: *92-649
		SHEET 4 of 5