

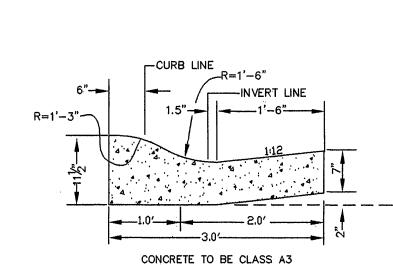
PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT 4" THICK CLASS A3 CONC. SIDEWALK, CONTROL - JOINTS 4' O.C., EXPANSION JOINTS 24' O.C. -ROLL-TOP CURB CROWN -- SURFACE COURSE ____ 1/4":1' 1/4":1' ----SAND CUSHION L BASE COURSE

NORTHSHIRE COURT

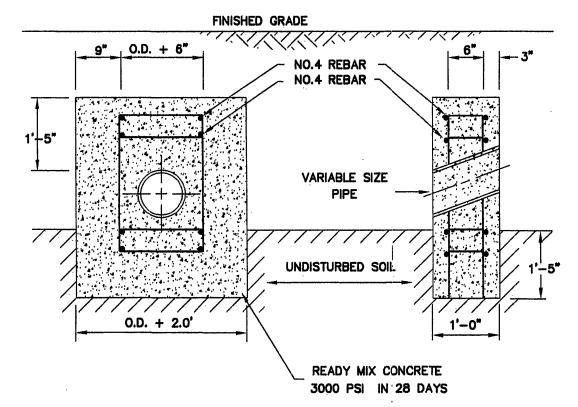
PAVEMENT SPECIFICATIONS		
STREET NAME	CATEGORY	PAVEMENT SPECIFICATION **
NORTHSHIRE COURT	N/A	BASE COURSE - 8" AGGREGATE BASE MATERIAL, TYPE 21B GRADATION * SURFACE COURSE - 2" ASPHALTIC CONCRETE, TYPE SM-9.5A

* THE AGGREGATE SHALL BE PRIMED WITH APPROXIMATELY 0.35 GAL/SY OF RC-250 ASPHALT AND COVERED WITH 16 TO 18 LBS/SY OF SIZE 8-P AGGRÉGATE BEFORE PLACING OF THE SM-9.5A.

** PAVEMENT DESIGN IS BASED ON A CBR OF 10 TAKEN AT THE SUBGRADE ELEVATION. SUBGRADE TO BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 (MODIFIED PROCTOR).



ROLL TOP CURB NO SCALE



ANCHOR SPACING:

GRADES FROM 20% TO 35% -- 36 FEET ON CENTER GRADES FROM 35% TO 50% -- 24 FEET ON CENTER GRADES FROM 50% TO 60% -- 16 FEET ON CENTER

> ANCHOR BLOCK NO SCALE

SITE AND ZONING TABULATIONS

CURRENT ZONING: RPUD PROPOSED USE: 15 SINGLE FAMILY DWELLINGS (SECTION 5) SITE ACREAGE: 2.922 ACRES

GENERAL NOTES

- 1. THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT ROANOKE CITY TAX ASSESSMENT MAP #1290176. 2. OWNER/DEVELOPER: BOONE HOMES, INC.
- P.O. BOX 8614 ROANOKE. VIRGINIA 24014 3. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES,
- 4. TOPOGRAPHY DATA BASED ON AERIAL MAPPING BY PDS AND A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C..
- 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 PROPERTY ON THESE PLANS SHALL BE ACCESSED BY PRIVATE ROADS. 8. BASIC SITE PLANS SHALL BE SUBMITTED FOR THE DEVELOPMENT OF EACH LOT.

CONSTRUCTON NOTES

- 1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY 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.
- 3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- 4. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- 5. ALL WATER AND SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
- 6. SEE VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE 7. 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.

GRADING NOTES

- 1. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION FOR GRADING. 2. TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE
- 3. FILL MATERIAL SHALL BE FREE OF ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER.
- 4. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN EIGHT (8) INCH LOOSE LIFTS AND COMPACTED TO AT LEAST NINTY-FIVE (95) PERCENT OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698, STANDARD PROCTOR, MAINTAIN MOISTURE CONTENT OF FILL MATERIAL WITHIN THREE (3) PERCENT OF OPTIMUM TO ATTAIN REQUIRED COMPACTION DENSITY.
- 5. NO SUBSURFACE SOILS INFORMATION HAS BEEN FURNISHED TO THE DESIGNING ENGINEER (LUMSDEN ASSOCIATES, P.C.). A QUALIFIED GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF VIRGINIA, SHOULD BE CONSULTED CONCERNING SOIL STABILITY, SLOPE STABILIZATION, SOIL COMPACTION, TESTING, AND OTHER SOIL CHARACTERISTICS. LUMSDEN ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY RELATING TO FAILURES RESULTING FROM SAME.

SEWER NOTES

- All sanitary sewer connections to existing lines shall be coordinated with and performed by the Western Virginia Water Authority.
- All water and sanitary sewer facilities are to be installed according to Western Virginia Water Authority Design and Construction Standards.
- A minimum cover of three (3) feet is required over proposed lines.
- Contractor shall be responsible for locating and uncovering all manholes after paving. Manhole tops shall be adjusted to grade if necessary.
- All existing utilities may not be shown or may not be shown in the exact location. The contractor shall comply with State Water Works Regulations, Section 12.05.03, where lines cross.
- House connections are to be made with 4" pipe installed at a minimum grade of 1/4 inch to 1 foot in R/W.
- Laterals from manholes shall be PVC or Ductile Iron of sufficient length to provide two (2) feet of bearing on natural ground. The transition from ductile iron to asbestos cement or concrete pipe shall be made with an adapter coupling in R/W.
- All trenches in existing or future rights—of—way shall be compacted according to V.D.O.T. standards.
- Lines shall be staked prior to construction.

WATER NOTES

- All water connections to existing lines will be coordinated with and performed by the Western Virginia Water Authority.
- All water and sanitary sewer facilities are to be installed according to Western Virginia Water Authority Design and Construction Standards. A minimum cover of three (3) feet is required over proposed lines.
- Contractor shall be responsible for locating and uncovering valve vaults after paving and adjustment to final grade if necessary.
- All existing utilities may not be shown or may not be shown in the exact location. The contractor shall comply with the State Water Works Regulations, Section 12.05.03, where lines cross.
- All trenches in existing or future highway right-of-ways shall be compacted according to V.D.O.T. standards.

Lines shall be staked prior to construction.

Water main shall be minimum Class 52 Ductile Iron in accordance to AWWA C151 or DR-14 PVC in accordance with AWWA C-900.

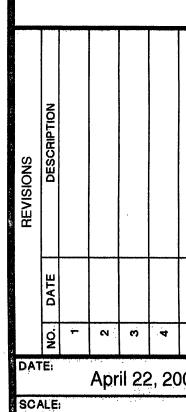
Availability number 05-89

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LUMSDEN ASSOCIATES, P.C. ENGINEERS-SURVEYORS-PLANNERS ROANOKE, VIRGINIA

H HOME, HWOOD For MES, IV

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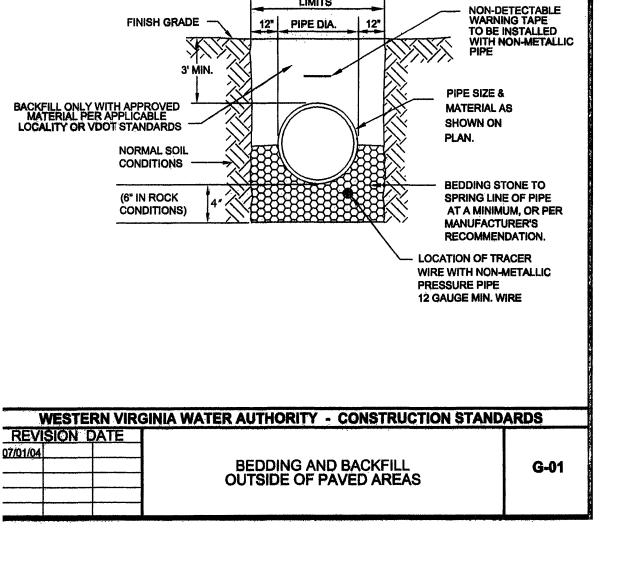


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1. BEDDING, HAUNCHING AND INITIAL BACKFILL CONSTRUCTION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.

2. WHEN INSTALLING NON-METALLIC PIPE, NON-DETECTABLE WARNING TAPE SHALL BE BURIED AT A

MINIMUM 6" BELOW GRADE AND APPROXIMATELY 12" TO 18" ABOVE NON-METALLIC PIPE. IT SHALL BE 3 TO 5 MILS IN THICKNESS AND INSTALLED CONTINUOUS FROM VALVE BOX TO VALVE BOX OR MANHOLE

TO MANHOLE.
3. ALL PVC PIPE SHALL BE BEDDED IN COMPACTED GRANULAR MATERIAL WHICH SHALL BE CRUSHED STONE MEETING VDOT STANDARDS FOR GRADUATION 57 OR 68 STONE.
4. IN AREAS NOT SUBJECTED TO VEHICULAR TRAFFIC, BEDDING STONE AND FILL SHALL BE PLACED IN 10" LIFTS AND SHALL BE COMPACTED TO AT LEAST 90% OF MAXIMUM DENSITY AS DETERMINED BY

ASTM D 698.

5. ALL SEWER LINE PIPE SHALL BE BEDDED IN COMPACTED GRANULAR MATERIAL. BEDDING REQUIREMENTS
FOR DUCTILE WATER LINE ARE DEPENDENT ON MANUFACTURER'S BEDDING CRITERIA.

