

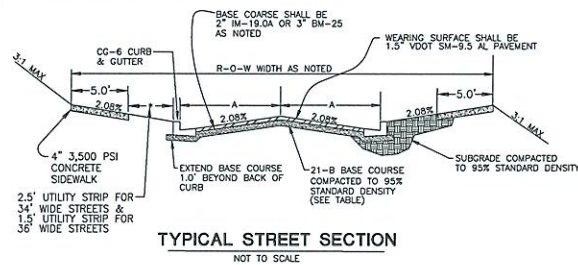
DEVELOPMENT NOTES

- THERE WILL BE CONCRETE SIDEWALKS, COLONIAL TYPE STREETLIGHTS AND ALL UNDERGROUND UTILITIES IN THIS ENTIRE DEVELOPMENT.
- ALL OF THE STORMWATER MANAGEMENT AREAS WILL BE LANDSCAPED AND GRADED TO PERMIT THE AREAS TO BE MOWED.
- ALL OPEN SPACE AREAS WILL BE GRASS WITH SOME TREES, WHICH WILL BE PART OF THE COMMON AREA DESIGNATED FOR RECREATIONAL USE FOR THE RESIDENTIAL PORTION OF THIS SUBDIVISION. THE DEVELOPER WILL PROVIDE A PICNIC SHELTER ON THIS OPEN SPACE. A PROPERTY OWNERS ASSOCIATION WILL MAINTAIN THIS COMMON AREA, THE PICNIC SHELTER, THE GRAVEL PEDESTRIAN PATHS, AND THE GRAVEL ROAD.
- THE SOILS IN THIS AREA ARE PREDOMINATELY FREDERICK AND LODI SILT LOAMS.
- THERE ARE NO KNOWN SINK HOLES. THERE IS A SMALL CEMETARY ADJACENT TO THE PROPERTY.
- THERE IS A SMALL QUARRY AREA IN THE WESTERN PORTION OF THE PROPERTY AND IS LEFT AS OPEN SPACE.
- QUAIL RUN BOUNDS THE PROPERTY TO THE NORTH.
- FLOODPLAIN SHOWN HEREON AS DELINEATED FROM FEMA FIRM MAP PANELS 442 AND 445 OF 675 COMMUNITY PANEL NUMBERS 5116500420 AND 5116500450 EFFECTIVE DATE FEBRUARY 6, 2008. APPROXIMATELY 10.7 ACRES IS IN THE FLOODPLAIN AND IS LEFT AS OPEN SPACE.
- EVERGREEN TREES WILL BE PLANTED BY THE DEVELOPER WITHIN THE 15' LANDSCAPE BUFFER.
- ALL PROPOSED ROADS TO BE CONSTRUCTED PER THE STANDARDS FOR VDOT AND DEDICATED TO THE TOWN OF ELKTON.
- ALL LOTS TO BE ACCESSED BY INTERNAL STREETS ONLY.
- SIDEWALK TO BE PROVIDED ALONG ALL PUBLIC RIGHTS-OF-WAY FOR PEDESTRIAN CIRCULATION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND REGULATIONS.
- THERE IS NO COMMERCIAL USES PROPOSED IN THE RESIDENTIAL AREAS.
- OFF-SITE IMPROVEMENTS:
 - THE EXISTING LEFT TURN LANE OF THE EAST-BOUND LANE OF ROUTE 33 AT THE INTERSECTION OF ROUTE 33 AND ROUTE 981 SHALL BE LENGTHENED 100' MAKING THE LEFT TURN LANE A TOTAL OF 300' WITH A 200' TAPER.
 - A 12' WIDE DECELERATION LANE SHALL BE CONSTRUCTED ALONG THE ENTIRE PROPERTY FRONTAGE OF ROUTE 33.

20' PRIVATE ROAD CENTERED OVER PROPERTY LINE BETWEEN LOTS 34 AND 35 CONNECTING STREET E TO ST R229. A 20' EASEMENT WILL BE GRANTED TO EMERGENCY SERVICES OVER THE PRIVATE ROAD.

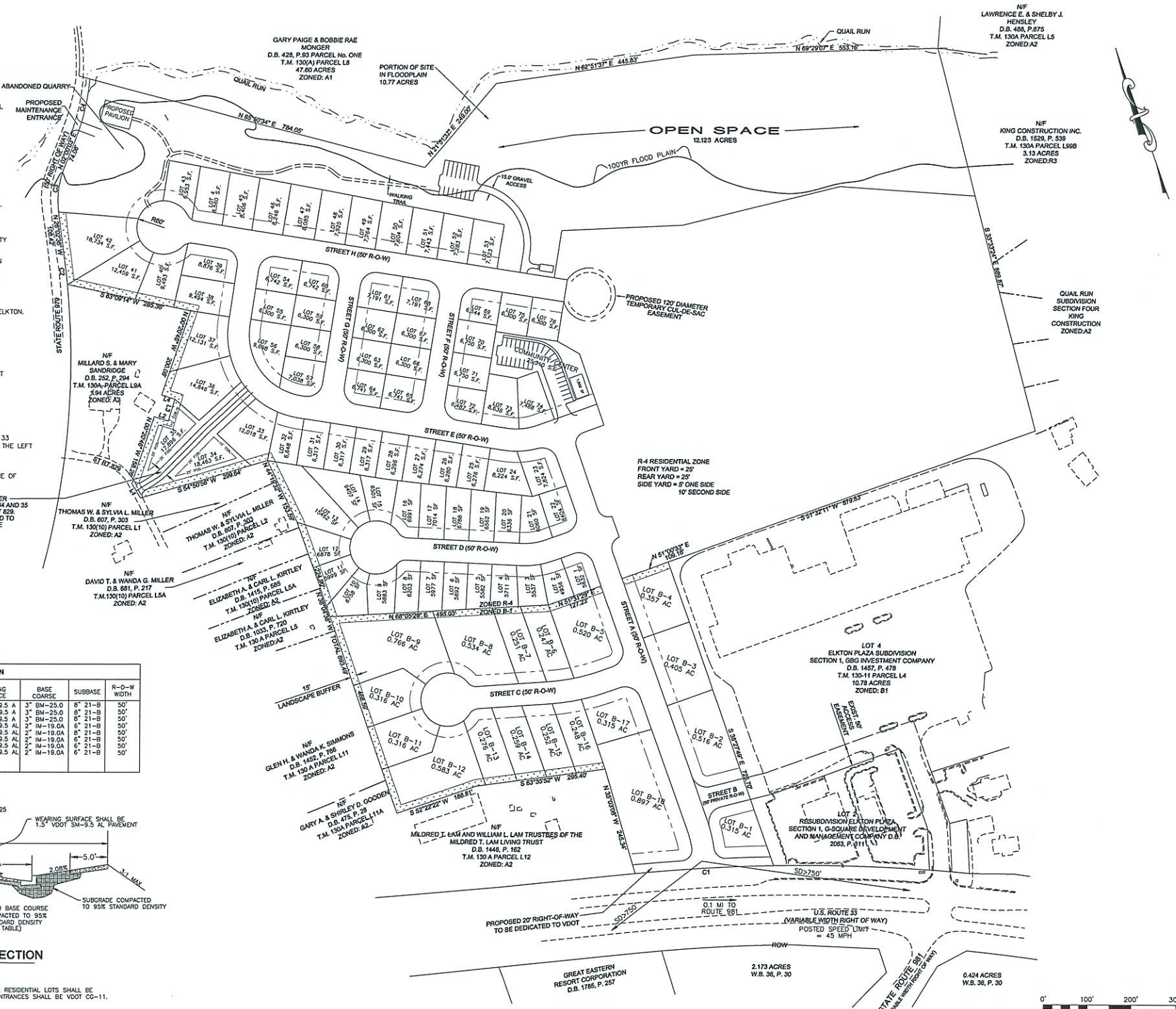
PAVEMENT DESIGN					
STREET NAME	TRAFFIC COUNT CURRENT/FUTURE	CENTER LINE TO CURB DIMENSION 'A'	WEARING SURFACE	BASE COURSE	SUBBASE
STREET A	1,147/1,628	18'	2.0" SM-9.5 A	3" BM-25.0	8" 21-B
STREET B	229/326	18'	2.0" SM-9.5 A	3" BM-25.0	8" 21-B
STREET C	451	18'	2.0" SM-9.5 A	3" BM-25.0	8" 21-B
STREET D	114	17'	1.5" SM-9.5 AL	3" IM-19.0A	6" 21-B
STREET E	350	17'	1.5" SM-9.5 AL	3" IM-19.0A	6" 21-B
STREET F	81	17'	1.5" SM-9.5 AL	3" IM-19.0A	6" 21-B
STREET G	73	17'	1.5" SM-9.5 AL	3" IM-19.0A	6" 21-B
STREET H	114	17'	1.5" SM-9.5 AL	3" IM-19.0A	6" 21-B

DESIGN SPEED FOR ALL STREETS = 25 MPH



TYPICAL STREET SECTION
NOT TO SCALE

NOTE: ALL ENTRANCES SERVING THE INDIVIDUAL RESIDENTIAL LOTS SHALL BE VDOT STANDARD CG-90, COMMERCIAL ENTRANCES SHALL BE VDOT CG-11.



DATE	REV. NO.	DESCRIPTION
07/19/10	1	REMOVE DOUBLE LOTS FROM STREET E
07/29/10	2	REMOVE NO. OF DOUBLE LOTS, ADD REV. EROSION

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 Email: info@hamrickeng.com
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PRELIMINARY PLAT

DOWNEY KNOLLS
TOWN OF ELKTON
ROCKINGHAM COUNTY, VIRGINIA

JOB No.:	07057.06
SCALE:	1" = 100'
DATE:	JULY 19, 2010
SHEET No.:	1 OF 1



Revised Master Plan

NF
LAWRENCE E. & SHELBY J.
HENSLEY
D.B. 488, P.675
T.M. 130A PARCEL L5
ZONED A2

NF
KING CONSTRUCTION INC.
D.B. 1593, P. 539
T.M. 130A PARCEL L50B
3.13 ACRES
ZONED R3

QUAIL RUN SUBDIVISION SECTION FOUR KING CONSTRUCTION ZONED A2

LOT 4
ELKTON PLAZA SUBDIVISION SECTION 1, GBB INVESTMENT COMPANY
D.B. 1497, P. 478
T.M. 130A PARCEL L4
10.78 ACRES
ZONED B1

LOT 2
RESUBDIVISION ELKTON PLAZA SECTION 1, G-SQUARE DEVELOPMENT AND MANAGEMENT COMPANY (D.B.)
2083, P. 911 (1)

GREAT EASTERN RESORT CORPORATION
D.B. 1785, P. 257

2.173 ACRES
W.B. 36, P. 30

0.424 ACRES
W.B. 36, P. 30