

DATE: 09/21/07

REVISIONS
 △
 △
 △
 △

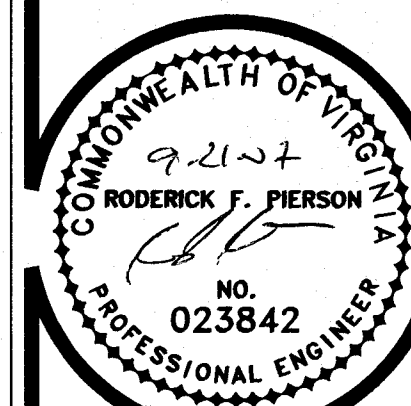
**PIERSON
ENGINEERING
&
SURVEYING**

P.O. BOX 311
1324 ROANOKE ROAD
DALEVILLE, VA 24083

(540) 966-3027 TEL
(540) 966-5906 FAX
e-mail: rpierson@rpienet.com

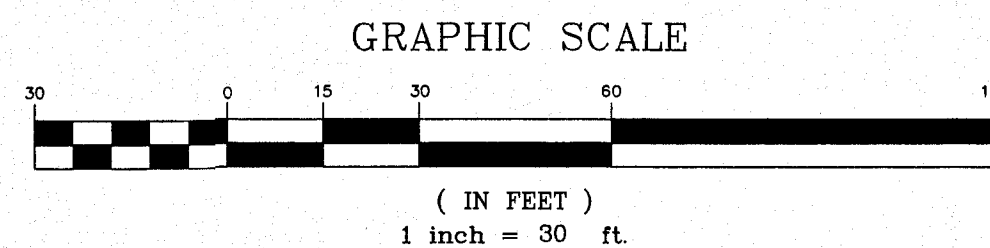
DEVELOPMENT PLANS
FOR
FINCASTLE FIRE DEPARTMENT
BOTETOURT COUNTY, VIRGINIA

GRADING
AND
E & S PLAN



COMMISSION
R200762

SHEET
4



UTILITY NOTES:

1. EXISTING BUILDING IS SERVED BY PUBLIC WATER AND AN EXISTING DRAINFIELD.
2. THE NEW ADDITION WILL USE THE EXISTING WATER SERVICE FOR THE EXISTING BUILDING.
3. THE EXISTING DRAINFIELD WILL BE ABANDONED. A NEW PRIVATE SEWER PUMP STATION WILL BE INSTALLED.
4. EXPECTED SEWER DISCHARGE VOLUME: LESS THAN 400gpd
5. EXPECTED WATER CONSUMPTION: LESS THAN 400gpd.

NOTES:

1. THIS TRACT SHOWN HEREON IS NOT IN A FEMA FLOOD HAZARD ZONE.
2. NO ADDITIONAL PARKING SPACES OR TRAFFIC PATTERNS NEEDED.
3. SETBACKS: FRONT - 25', SIDE - 10', ADJOINING RESIDENTIAL USE - 15'
4. ALL DRAINAGE WAYS ON THE SITE OR ADJACENT TO THE SITE WILL BE KEPT CLEAN OF ANY MATERIALS THAT MAY MIGRATE FROM THE SITE INTO THE ON AND OFFSITE DRAINAGE AREAS IN ORDER THAT ALL DRAINAGE WAYS MAY BE FREE FLOWING.
5. EXISTING SITE ACREAGE: = 3 ACRES = 130,680sf
6. TOTAL PERCENTAGE OF IMPERVIOUS SURFACE = 30,800sf/130680sf = 23.5%
7. TOTAL TREE CANOPY COVERAGE FOR SITE (AFTER PROJECT) = 35%
8. OVERALL BUILDING HEIGHT >35'
9. ANY ADDITIONAL SIGNAGE WILL REQUIRE A PERMIT FROM BOTETOURT COUNTY.
10. NO ADDITIONAL ENTRANCES FROM VDOT WILL BE NEEDED OR PERMITTED WITH APPROVAL FROM VDOT.
11. FLOOR AREA RATIO (FAR) = 8400sf/130680sf = 6.4%
12. ZONING: A1 AND B-1.
13. NO SOLID WASTE CONTAINER SHOWN AT THIS TIME.

Mary E. Haymaker Estate
DB 149 PG 537
TM #73A~28

Mary E. Haymaker Estate
DB 232 PG 91
TM #73A~29

TM #73A~39A
0.17 ACRES
RALPH C. WIEGANDT

LINE	BEARING	DISTANCE
L1	N 87°35'00" W	90.12'
L2	N 88°00'16" W	99.28'

GOODWIN STREET
60' R/W

CONTRACTOR TO BORE & JACK ENTIRE LENGTH OF VDOT R/W.
2" PVC FORCEMAIN SHALL BE A CONTINUOUS PIPE WITHIN THE BORE & JACK. THE CASING PIPE SHALL BE A MINIMUM OF 3" IN SIZE.
A VDOT PERMIT WILL BE REQUIRED.

FINCASTLE VOLUNTEER FIRE DEPARTMENT
DB 290 PG 395
TM #73A~122A
+/- 3 ACRES
ZONED: A1

TM #73A~30
0.645 ACRES
FINCASTLE VOLUNTEER FIRE DEPARTMENT
ZONED: B1

FINCASTLE VOLUNTEER
FIRE DEPARTMENT
DB 504 PG 355
TRACT 1

ALL SEWER PIPES (MAINS AND FORCEMAINS) SHALL HAVE BOTH MAGNETICALLY LOCATABLE DETECTION WIRE AND OR TAPE AND WARNING TAPE. MAGNETICALLY LOCATABLE DETECTION WIRE AND OR TAPE SHALL BE INSTALLED A SAME ELEVATION OF SPRING LINE OF PIPE. WARNING TAPE (CAUTION!!! BURIED SEWER / WATER PIPE BELOW) TO BE INSTALLED NO MORE THAN 18" ABOVE TOP OF THE PIPE.

VINES STREET
UNDEVELOPED

MERIDIAN DB 504 PG 355