

SITE STATISTICS:

Tax Number: 028.08-03-08.01 AND 026.08-03-09.00 (PORTION)
Parcel Total Area: 5.31 AC. AND 3.12 AC
Portion of Area Being Developed: 7.16 acres,
developing 30 lots and remaining land 1.47 acres.
Zone: R-1 (ZERO LOT LINE OPTION) sec 30.82-12
Water: WESTERN VIRGINIA WATER AUTHORITY
Sewer: WESTERN VIRGINIA WATER AUTHORITY

Proposed Use: Single Family Dwellings
Proposed Units: 30

Maximum Height: 45 feet

Maximum Coverage:

Building Coverage: 40%

Lot Coverage: 50%

Largest House/Smallest Lot Analysis:

Lot 7 - 5,911 SF with 2225 SF cover

Total Lot Coverage = 37.6%

Building Lot Coverage = 29.3% (1,729 SF)

Lot 8 - 5,884 SF with 2052 SF cover

Total Lot Coverage = 35.0%

Building Lot Coverage = 26.2% (1,535 SF)

Minimum Lot Requirements					
	Area (SF)	Frontage (FT)	Front Setback (FT)	Side Setback (FT)	Rear Setback (FT)
R-1	7,200	60	30	10	25
Zero Lot Line Option	5,760	48	24	0	20

STORM SEWER CULVERT SCHEDULE:

LOT 29 CULVERT
34.00 LF 15" ALUMINIZED TYPE 2 (ALT-2)
STEEL PIPE @ 2.79% SLOPE
15" INV. IN: 1193.80; 15" INV. OUT: 1192.85

LOT 28 CULVERT
34.00 LF 15" ALUMINIZED TYPE 2 (ALT-2)
STEEL PIPE @ 2.94% SLOPE
15" INV. IN: 1191.35; 15" INV. OUT: 1190.35

LOT 27 CULVERT
34.00 LF 15" ALUMINIZED TYPE 2 (ALT-2)
STEEL PIPE @ 2.35% SLOPE
15" INV. IN: 1189.1; 15" INV. OUT: 1188.30

NOTE: PERPETUAL 5' WALL MAINTENANCE EASEMENT IS PROVIDED AND WILL BE SHOWN ON PLAT

SECTION 1 STORM SEWER SCHEDULE:

- PROP. VDOT ES-1 FLARED END SECTION
24" INV. OUT: 1154.00
- 49 LF 24" CLASS III RCP @ 1.43% SLOPE
24" INV. IN: 1154.70; 24" INV. OUT: 1154.00
- PROP. 48" @ BASE W/ VDOT SMW-1 TOP
TOP: 1158.75
4" INV. IN: 1157.00 (USED FOR SB AND SWM POND)
2" INV. IN: 1154.70 (BRICKED UP FOR SB,
OPEN FOR SWM POND)
24" INV. OUT: 1154.70

026.08-03-04.00-0000
R-1 LOW DENSITY
N/F RIVERA, LUIS &
FRANCES CAROL

SECTION 1 SANITARY SEWER ITEMS:

MIN. LOT SERVICE ELEV. CHART PROVIDED ON THIS SHEET.
SANITARY SEWER ALIGNMENT BEARINGS PROVIDED ON SHEET C12.

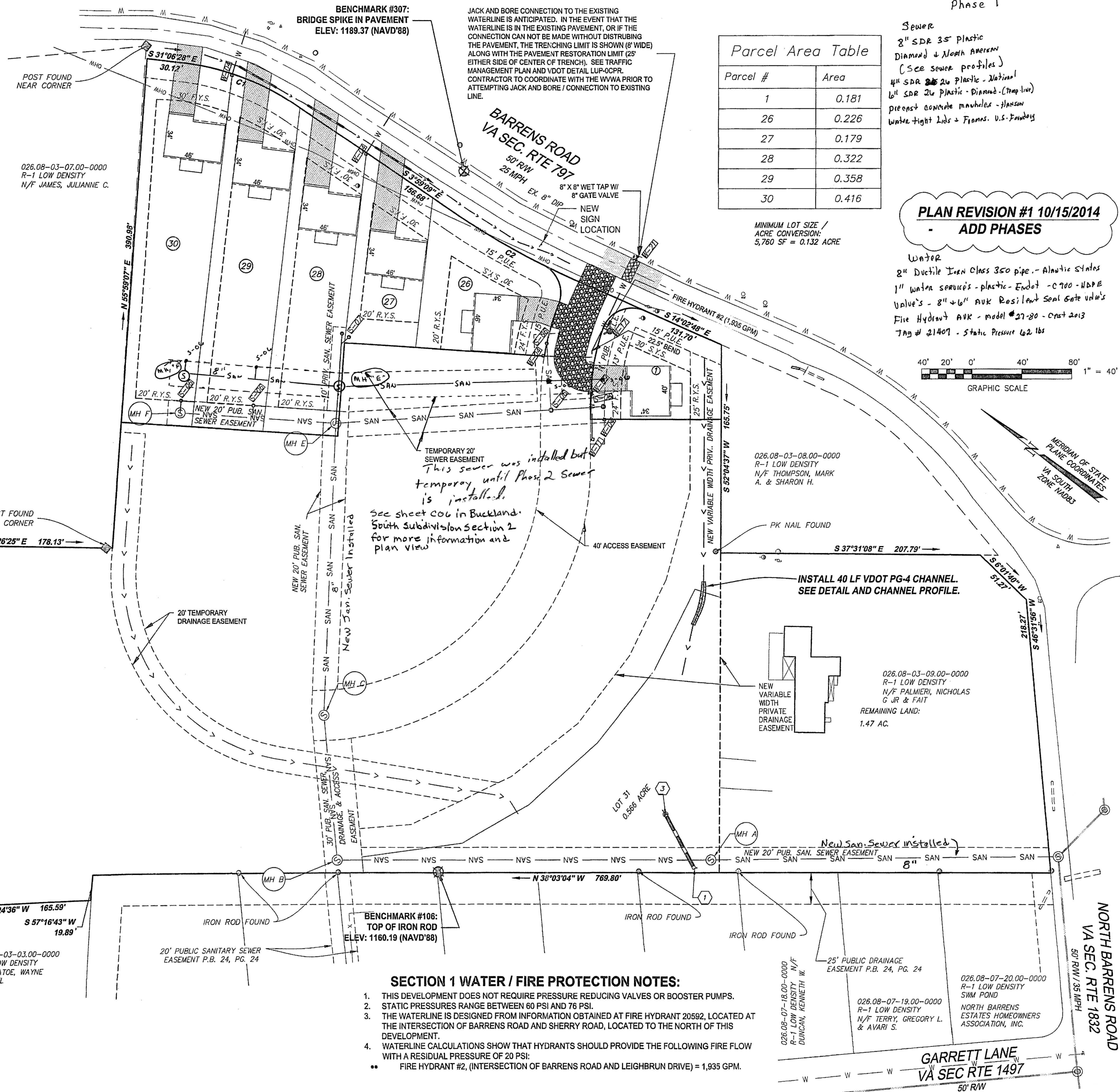
NO.	SPEC.	DESCRIPTION
4	S-01	4" STD. MANHOLE
1	S-03	INSIDE DROP MANHOLE
4	S-06	SANITARY SEWER LATERAL (CLEANOUT)
1	S-07	DOUBLE LATERAL (CLEANOUTS)

1,050 LF OF 8-INCH SDR-35 SANITARY SEWER LINE
174 LF OF 6-INCH SDR-35 SANITARY SEWER LINE
96 LF OF 4-INCH SDR-35 SANITARY SEWER LINE

SECTION 1 WATERLINE ITEMS:

NO.	SPEC.	DESCRIPTION
4	W-04	DOUBLE RESIDENTIAL WATER SERVICE
1	W-09	WATERLINE VALVE & VAULT
1	W-11	TEMPORARY IN LINE BLOW-OFF ASSEMBLY
1	W-17	FIRE HYDRANT ASSEMBLY INCLUDING TEE & GATE VALVE
1	W-21	TAPPING SLEEVE & VALVE

155 LF OF 8-INCH C900 WATERLINE
CONTRACTOR TO COORDINATE CONNECTION WITH THE WWA. THE CONTRACTOR SHALL JACK AND BORE TO EXISTING WATERLINE AND EXPOSE EXISTING LINE. CONTRACTOR SHALL PROVIDE THE TAPPING VALVE AND SLEEVE AND PROVIDE SHORING PER OSHA REQUIREMENTS. THE WWA WILL PERFORM THE ACTUAL TAP.



SECTION 1 WATER / FIRE PROTECTION NOTES:

- THIS DEVELOPMENT DOES NOT REQUIRE PRESSURE REDUCING VALVES OR BOOSTER PUMPS.
- STATIC PRESSURES RANGE BETWEEN 60 PSI AND 76 PSI.
- THE WATERLINE IS DESIGNED FROM INFORMATION OBTAINED AT FIRE HYDRANT 20592, LOCATED AT THE INTERSECTION OF BARRENS ROAD AND SHERRY ROAD, LOCATED TO THE NORTH OF THIS DEVELOPMENT.
- WATERLINE CALCULATIONS SHOW THAT HYDRANTS SHOULD PROVIDE THE FOLLOWING FIRE FLOW WITH A RESIDUAL PRESSURE OF 20 PSI:
• FIRE HYDRANT #2, (INTERSECTION OF BARRENS ROAD AND LEIGHBRUN DRIVE) = 1,935 GPM.

Parcel Area Table

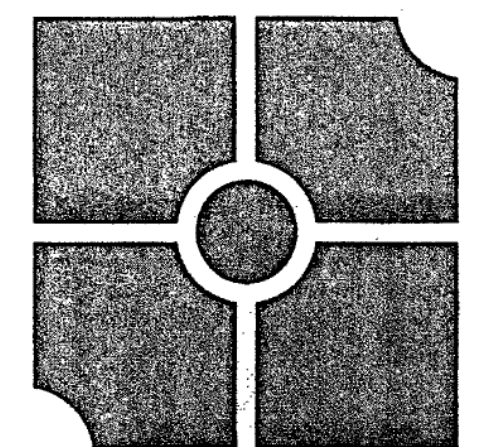
Parcel #	Area
1	0.181
26	0.226
27	0.179
28	0.322
29	0.358
30	0.416

MINIMUM LOT SIZE /
ACRE CONVERSION:
5,760 SF = 0.132 ACRE

PLAN REVISION #1 10/15/2014
- ADD PHASES

Water
8" Ductile Iron Class 350 pipe - Atlantic States
1" water service's - plastic - Endot - C900 - NDE
Valves - 8" & 6" AUK Resilient Seal Gate valves
Fire Hydrant AUK - model #27-80 - Cast 2013
Tag # 21407 - Static Pressure 62 lbs

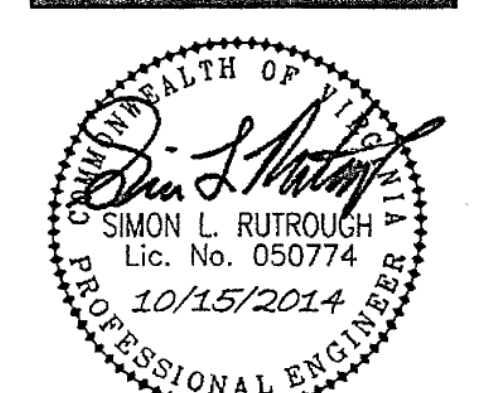
40' 20' 0' 40' 80' 1" = 40'
GRAPHIC SCALE



parker
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BUCKLAND SOUTH SUBDIVISION
Phase 1
Hollins Magisterial District
Roanoke County, Virginia

APPROVED

REVISIONS:

Revisions Per Review Comments	PJB	June 13, 2014
Add Street Sub Out Sign	PJB	June 24, 2014
Per WWA Comments	PJB	August 20, 2014
Phasing Plan	PJB	October 15, 2014

DESIGNED BY: DFG/PJB

DRAWN BY: DGF

CHECKED BY: SLR

SCALE: 1" = 40'

DATE: 11 April 2014

SHEET TITLE:

**SECTION 1
DIMENSION &
UTILITY PLAN**

C04
04 OF 20
PROJECT NUMBER
13-0087-03