

SITE STATISTICS:

Tax Number: 028.08-03-08.01 AND 026.08-03-09.00 (PORTION)
Parcel Total Area: 5.51 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 2,225 SF cover
Total Lot Coverage = 37.6%
Building Lot Coverage = 23.3% (1,729 SF)

Lot 8 - 5,864 SF with 2,052 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

LEIGHBRUN DRIVE
HORIZONTAL CURVE
P.C. STA 0+29.09
P.T. STA 1+19.55
P.I. STA 0+74.32
DELTA = 25°54'50" LT.
CL RADIUS = 200.00'
LENGTH = 90.46'

LEIGHBRUN DRIVE
HORIZONTAL CURVE
P.C. STA 1+69.90
P.T. STA 4+83.61
P.I. STA 3+26.76
DELTA = 89°52'19" LT.
CL RADIUS = 200.00'
LENGTH = 313.71'

RIGHT OF WAY HORIZONTAL CURVES
LEADING BEARING: S77°54'58"W WITH EP @ 0+08.95
END BEARING: N38°07'33"W
TOTAL LENGTH = 809.83'

SECTION 2 STORM SEWER SCHEDULE:

- 11 PROP. HDPE FLARED END SECTION
24" INV. OUT: 1156.00
- 12 111.45 LF 24" HDPE @ 1.17% SLOPE
24" INV. IN: 1157.30; 24" INV. OUT: 1156.00
- 13 PROP. 60" Ø BASE W/ VDOT MH-2 TOP
TOP: 1164.15
15" INV. IN: 1159.00 [14]
24" INV. IN: 1157.40 [21]
24" INV. OUT: 1157.30 [12]
- 14 134.69 LF 15" HDPE @ 1.19% SLOPE
15" INV. IN: 1160.60; 15" INV. OUT: 1159.00
- 15 PROP. 48" Ø BASE W/ VDOT DI-7, TYPE III GRATE TOP
TOP: 1163.25
15" INV. OUT: 1160.60 [14]
- 21 121.64 LF 24" HDPE @ 0.99% SLOPE
24" INV. IN: 1158.60; 24" INV. OUT: 1157.40
- 22 PROP. 60" Ø BASE W/ VDOT DI-3B, L=8'
TOP: 1168.86
24" INV. IN: 1158.70 [23]
24" INV. OUT: 1158.60 [21]
- 23 50.12 LF 24" HDPE @ 1.00% SLOPE
24" INV. IN: 1159.20; 24" INV. OUT: 1158.70
- 24 PROP. 48" Ø BASE W/ VDOT DI-3B, L=8'
TOP: 1166.73
15" INV. IN: 1160.05 [31]
24" INV. IN: 1159.30 [25]
24" INV. OUT: 1159.20 [23]
- 25 72.59 LF 24" HDPE @ 0.83% SLOPE
24" INV. IN: 1159.90; 24" INV. OUT: 1159.30
- 26 PROP. 48" Ø BASE W/ VDOT DI-3C, L=8'
TOP: 1165.28
15" INV. IN: 1160.65 [27]
15" INV. IN: 1160.65 [41]
18" INV. IN: 1160.40 [61]
24" INV. OUT: 1159.90 [25]
- 27 43.29 LF 15" HDPE @ 0.58% SLOPE
15" INV. IN: 1160.90; 15" INV. OUT: 1160.65
- 28 PROP. 48" Ø BASE W/ VDOT DI-3B, L=8'
TOP: 1165.74
15" INV. IN: 1161.00 [51]
15" INV. OUT: 1160.90 [27]
- 51 34.00 LF 15" HDPE @ 1.03% SLOPE
15" INV. IN: 1161.35; 15" INV. OUT: 1161.00
- 52 PROP. 48" Ø BASE W/ VDOT DI-3B, L=8'
TOP: 1165.74
15" INV. OUT: 1161.35 [51]
- 31 34.00 LF 15" HDPE @ 6.91% SLOPE
15" INV. IN: 1162.40; 15" INV. OUT: 1160.05
- 32 PROP. 48" Ø BASE W/ VDOT DI-3B, L=8'
TOP: 1166.73
15" INV. OUT: 1162.40 [31]
- 41 34.00 LF 15" HDPE @ 1.03% SLOPE
15" INV. IN: 1161.00; 15" INV. OUT: 1160.65
- 61 96.19 LF 18" HDPE @ 1.56% SLOPE
18" INV. IN: 1161.90; 18" INV. OUT: 1160.40
- 62 PROP. HDPE FLARED END SECTION
18" INV. OUT: 1161.90
- 42 PROP. 48" Ø BASE W/ VDOT DI-3C, L=8'
TOP: 1165.28
15" INV. OUT: 1161.00 [41]

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

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

SECTION 2 SANITARY SEWER ITEMS:

MIN. LOT SERVICE ELEV. CHART PROVIDED ON THIS SHEET.
SANITARY SEWER ALIGNMENT BEARINGS PROVIDED ON SHEET C13.

NO.	SPEC.	DESCRIPTION
5	S-01	4" STD. MANHOLE
8	S-06	SANITARY SEWER LATERAL (CLEANOUT)
8	S-07	DOUBLE LATERAL (CLEANOUTS)

700 LF OF 8-INCH SDR-35 SANITARY SEWER LINE

SECTION 2 WATERLINE ITEMS:

NO. SPEC. DESCRIPTION
8 W-01 SINGLE RESIDENTIAL WATER SERVICE
7 W-04 DOUBLE RESIDENTIAL WATER SERVICE
2 W-09 WATERLINE VALVE & VAULT
1 W-12 IN LINE BLOW-OFF ASSEMBLY
2 W-17 FIRE HYDRANT ASSEMBLY INCLUDING TEE & GATE VALVE
702 LF OF 8-INCH C900 WATERLINE
CONTRACTOR TO COORDINATE CONNECTION WITH THE WVWA. 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 WVWA WILL PERFORM THE ACTUAL TAP.

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

026.08-03-08.00-0000
R-1 LOW DENSITY
N/F THOMPSON, MARK
A. & SHARON H.

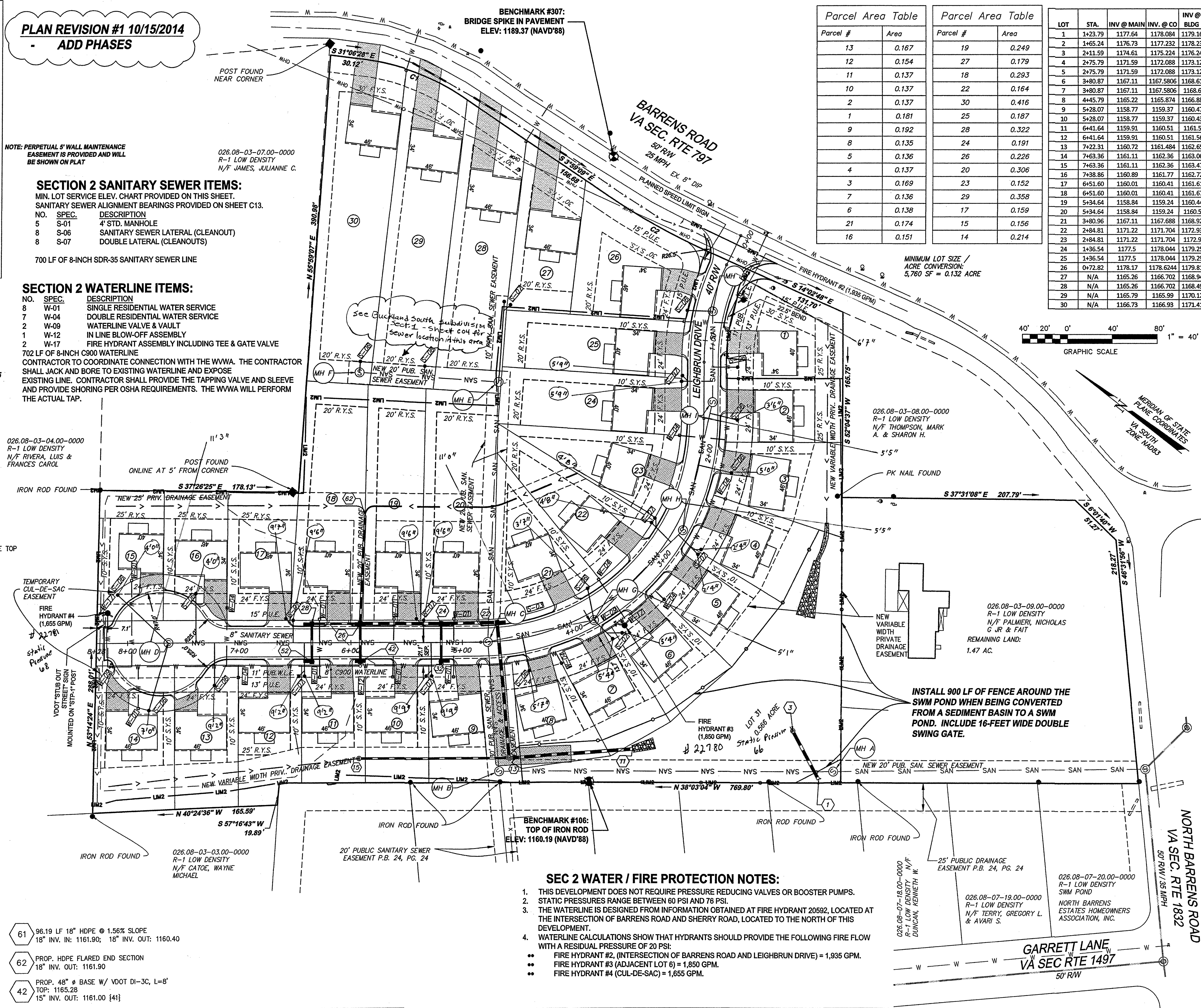
026.08-03-09.00-0000
R-1 LOW DENSITY
N/F PALMERI, NICHOLAS
G JR & FAIT

026.08-03-03.00-0000
R-1 LOW DENSITY
N/F CATOE, WAYNE
MICHAEL

026.08-07-18.00-0000
R-1 LOW DENSITY
N/F DUNCAN, KENNETH W.

026.08-07-19.00-0000
R-1 LOW DENSITY
N/F TERRY, GREGORY L.
& AVARI S.

026.08-07-20.00-0000
R-1 LOW DENSITY
NORTH BARRENS
ESTATES HOMEOWNERS
ASSOCIATION, INC.



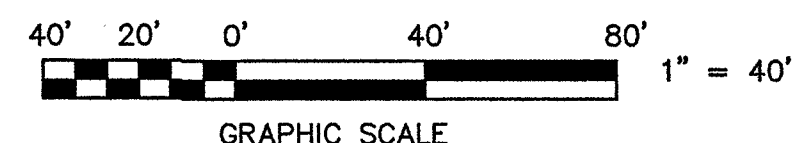
Parcel Area Table

Parcel #	Area
13	0.167
12	0.154
11	0.137
10	0.137
2	0.137
1	0.181
9	0.192
8	0.135
5	0.136
4	0.137
3	0.169
7	0.136
6	0.138
21	0.174
16	0.151

Parcel Area Table

Parcel #	Area
19	0.249
27	0.179
18	0.293
22	0.164
30	0.416
25	0.187
28	0.322
24	0.191
26	0.226
20	0.306
23	0.152
29	0.358
17	0.159
15	0.156
14	0.214

LOT	STA.	INV. @ MAIN	INV. @ CO	INV. @ BLDG
1	1+23.79	1177.64	1178.084	1179.16
2	1+65.24	1176.73	1177.232	1178.23
3	2+11.59	1174.61	1175.224	1176.24
4	2+75.79	1171.59	1172.088	1173.12
5	2+75.79	1171.59	1172.088	1173.12
6	3+80.87	1167.11	1167.5806	1168.61
7	3+80.87	1167.11	1167.5806	1168.61
8	4+45.79	1165.22	1165.874	1166.88
9	5+28.07	1158.77	1159.37	1160.47
10	5+28.07	1158.77	1159.37	1160.47
11	6+41.64	1159.91	1160.51	1161.5
12	6+41.64	1159.91	1160.51	1161.5
13	7+22.31	1160.72	1161.484	1162.65
14	7+63.36	1161.11	1162.36	1163.06
15	7+63.36	1161.11	1162.36	1163.06
16	7+38.86	1160.89	1161.77	1162.72
17	6+51.60	1160.01	1160.41	1161.61
18	6+51.60	1160.01	1160.41	1161.61
19	5+34.64	1158.84	1159.24	1160.44
20	5+34.64	1158.84	1159.24	1160.44
21	3+80.86	1167.11	1167.688	1168.92
22	2+84.81	1171.22	1171.704	1172.93
23	2+84.81	1171.22	1171.704	1172.93
24	1+36.54	1177.5	1178.044	1179.25
25	1+36.54	1177.5	1178.044	1179.25
26	0+72.82	1178.17	1178.624	1179.81
27	N/A	1165.26	1166.702	1168.94
28	N/A	1165.26	1166.702	1168.94
29	N/A	1165.79	1166.99	1170.12
30	N/A	1166.73	1166.99	1171.41



026.08-03-08.00-0000
R-1 LOW DENSITY
N/F THOMPSON, MARK
A. & SHARON H.

026.08-03-09.00-0000
R-1 LOW DENSITY
N/F PALMERI, NICHOLAS
G JR & FAIT
REMAINING LAND:
1.47 AC.

**INSTALL 900 LF OF FENCE AROUND THE
SWM POND WHEN BEING CONVERTED
FROM A SEDIMENT BASIN TO A SWM
POND. INCLUDE 16-FOOT WIDE DOUBLE
SWING GATE.**

SEC 2 WATER / FIRE PROTECTION NOTES:

1. THIS DEVELOPMENT DOES NOT REQUIRE PRESSURE REDUCING VALVES OR BOOSTER PUMPS.
2. STATIC PRESSURES RANGE BETWEEN 60 PSI AND 76 PSI.
3. 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.
4. 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.
 - FIRE HYDRANT #3 (ADJACENT LOT 6) = 1,850 GPM.
 - FIRE HYDRANT #4 (CUL-DE-SAC) = 1,655 GPM.

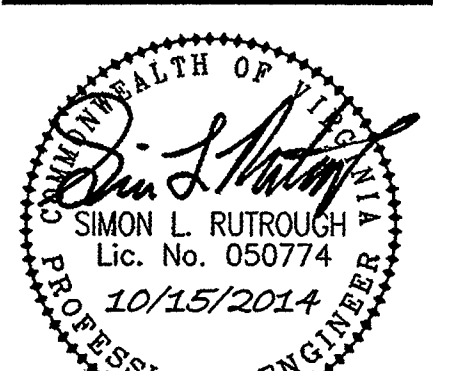
parker
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**BUCKLAND SOUTH
SUBDIVISION**
Section 2
Hollins Magisterial District
Roanoke County, Virginia

APPROVED

REVISIONS:

Revisions Per Review Comments	Date
Add Street Submittal Sign	PJB June 13, 2014
Per WVWA Comments	PJB June 24, 2014
Phasing Plan	18 August 2014
	October 15, 2014

DESIGNED BY: DFG/PJB
DRAWN BY: DGF
CHECKED BY: SLR
SCALE: 1" = 40'
DATE: 11 April 2014

SHEET TITLE:

**SECTION 2
DIMENSION &
UTILITY PLAN**

C07
07 OF 20
PROJECT NUMBER:
13-0087-03