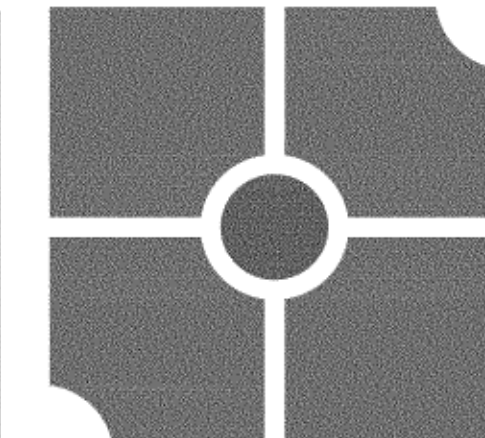




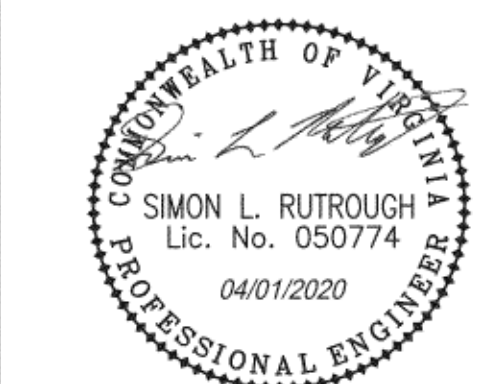
parker
DESIGN GROUP

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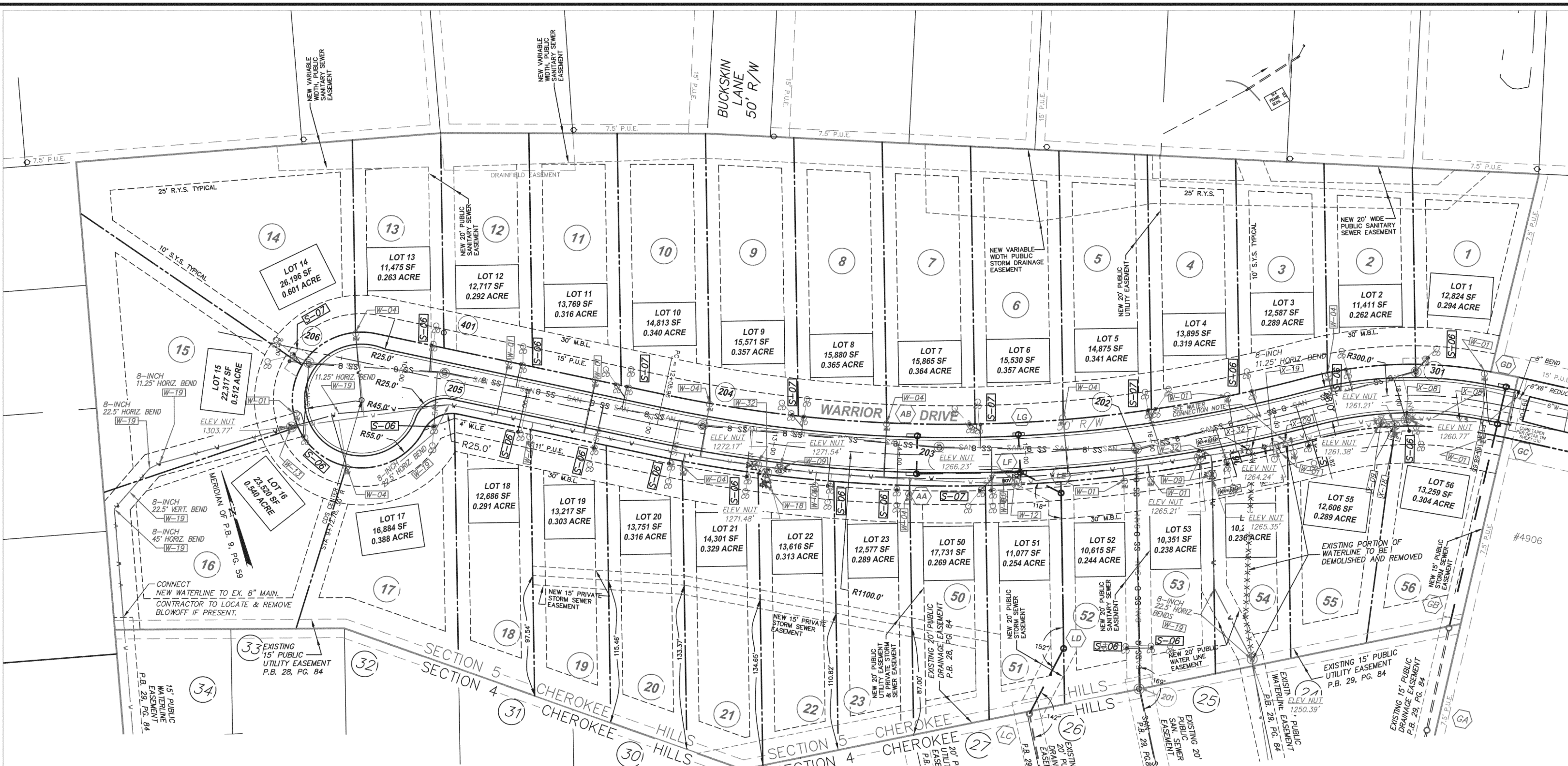
2122 Carolina Ave, SW 1915-B W. Cary Street
Roanoke, VA 24014 Richmond, VA 23220
Ph: 540-387-1153 Phone: 804-358-2947
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ASBUILT SURVEY OF
Section 5, Cherokee Hills
for WESTERN VIRGINIA WATER AUTHORITY
Catawba Magisterial District
Roanoke County, Virginia



SITE STATISTICS:

Tax Number: 054.04-05-01.10
Parcel Total Area: 64.205 Acres
Portion of Area Being Developed: 11.101 Acres, developing 30 lots.
Zone: R-1
Water: WVWA
Sewer: WVWA

Proposed Use: Single Family Dwellings
Proposed Units: 30

Minimum Lot Requirements:
Area: 7,200 SF minimum
Actual = 15,000 SF or greater
Lot Width: 60 LF minimum, 50 LF Cul-de-sac
Actual = 60' LF or greater
Cul-de-sac Lots = 50' chord

Minimum Building Setbacks:
Front: 30 feet
Side: 10 feet
Rear: 25 feet
Maximum Height: 45 feet
Maximum Coverage:
Building Coverage: 30%
Actual = 20% or less
Lot Coverage: 50%
Actual = 35% or less

All adjoining lots are zoned R1 with Residential Land Use

VDOT STD CG-6 CURB & GUTTER = 2,033 LF
TYPICAL PAVEMENT SECTION = 3,075 SY

WATERLINE DETAILS & QUANTITIES

	NEW	EXIST.	
12 NEW	W-01	X-01	SINGLE RESIDENTIAL WATER SERVICE - (NEW DEVELOPMENT) (UNDER 120 PSI)
9 NEW	W-04	X-04	DOUBLE RESIDENTIAL WATER SERVICE
4 NEW	W-09	X-09	WATERLINE VALVE & VAULT
1 NEW	W-12	X-12	IN-LINE BLOW-OFF ASSEMBLY
1 NEW	W-13	X-13	COMBINATION AIR VALVE ASSEMBLY
	W-16	X-16	VAULT FRAME AND COVER
1 NEW	W-17	X-17	FIRE HYDRANT ASSEMBLY
6 NEW	W-18	X-18	THRUST BLOCK CONSTRUCTION
8 NEW	W-19	X-19	8" BEND - VARIOUS ANGLES (SEE PLANS)
	X-23		TAPPING SLEEVE AND VALVE
	X-31		8" X 4" REDUCER
1 NEW	W-32	X-32	8" X 8" X 8" TEE
			8-INCH WATERLINE = 1,220 LF TOTAL

WATER CONNECTION NOTE:
1. AT STA 17+00.0, THE CONTRACTOR SHALL DEMOLISH AND REMOVE THE EXISTING TEE, WATER VALVES, AND WATER LINES THAT RUN THROUGH NOW LOT 54. ONCE REMOVED, THE CONTRACTOR SHALL CONNECT TO THE EXISTING (X-09) WATERLINE VALVE & VAULT AND INSTALL ALL PROPOSED WATER FEATURES.
2. SUBDIVISION PLAT SHOWS THE EXISTING WATERLINE HEREBY VACATED WITHIN THE PUBLIC RIGHT OF WAY.
GENERAL WATER NOTES:
1. CONTRACTOR TO SCHEDULE WATER OUTAGE WITH WVWA INSPECTOR PRIOR TO ABANDONMENT OF WATER MAIN.
2. CONTRACTOR TO LOCATE EXISTING BLOW OFF IN THE REAR OF LOT 16 BEFORE CONSTRUCTION. IF NO BLOWOFF IS PRESENT, LOCATE & CONNECT TO EXISTING 8" MAIN.

SANITARY SEWER DETAILS & QUANTITIES

7 NEW	S-01	4' STD. MANHOLE (15" PIPE OR SMALLER)
12 TOTAL	S-06	SANITARY SEWER LATERAL
9 TOTAL	S-07	COMBINED 6" BY TWO 4" LATERALS
		8-INCH SANITARY SEWER LINE = 1,092 LF TOTAL
70 TONS	S-30	BEDDING AND BACKFILL OUTSIDE OF PAVED AREAS
300 TONS	S-31	BEDDING AND BACKFILL UNDER PAVEMENT

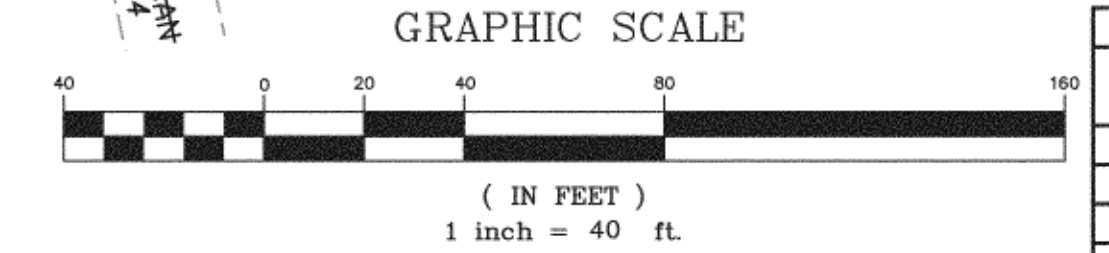
PROPOSED SANITARY SEWER SUMMARY

202-201 193.0 LF 8" SDR-21/26 @ 2.20% SLOPE 8" INV. IN = 1252.85 8" INV. OUT = 1248.60	204-203 188.6 LF 8" SDR-21/26 @ 5.90% SLOPE 8" INV. IN = 1265.73 8" INV. OUT = 1254.61
202 48" DIA BASE W/ TOP - "SEE S-01" TOP = 1267.75 (DEPTH = 14.9') 8" INV IN = 1252.95 (301) 8" INV IN = 1252.95 (203) 8" INV OUT = 1252.85	204 48" DIA BASE W/ TOP - "SEE S-01" TOP = 1277.88 (DEPTH = 12.15') 8" INV IN = 1265.83 8" INV OUT = 1265.73
301-202 230.8 LF 8" SDR-21/26 @ 1.0% SLOPE 8" INV. IN = 1255.26 8" INV. OUT = 1252.95	205-204 209.3 LF 8" SDR-21/26 @ 11.47% SLOPE 8" INV. IN = 1289.84 8" INV. OUT = 1265.83
301 48" DIA BASE W/ TOP - "SEE S-01" TOP = 1265.33 (DEPTH = 10.3') 4" INV IN = 1255.59 8" INV OUT = 1255.03	205 48" DIA BASE W/ TOP - "SEE S-01" 8" INV IN = 1289.94 (401) 8" INV IN = 1289.94 (206) 8" INV OUT = 1289.84
203-202 156.0 LF 8" SDR-21/26 @ 1.0% SLOPE 8" INV. IN = 1254.51 8" INV. OUT = 1252.95	206-205 107.6 LF 8" SDR-21/26 @ 1.50% SLOPE 8" INV. IN = 1291.55 8" INV. OUT = 1289.94
203 48" DIA BASE W/ TOP - "SEE S-01" TOP = 1267.41 (DEPTH = 12.9') 8" INV IN = 1254.61 8" INV OUT = 1254.51	206 48" DIA BASE W/ TOP - "SEE S-01" TOP = 1306.9 (DEPTH = 14.98') 4" INV IN = 1291.89 6" INV IN = 1291.72 8" INV OUT = 1291.55

EXISTING SANITARY SEWER SUMMARY

(201) 48" DIA BASE W/ TOP - "SEE S-01" TOP = 1254.64 8" INV IN = 1248.60 (B.U.O.) 8" INV OUT = 1248.18 CONNECT NEW SANITARY SEWER TO B.U.O. INV. IN WITH FLEXIBLE BOOT.	401-205 32.0 LF 8" SDR-21/26 @ 12.7% SLOPE 8" INV. IN = 1293.46 8" INV. OUT = 1289.94	401 48" DIA BASE W/ TOP - "SEE S-01" TOP = 1299.5 (DEPTH = 6.0') 2" FM INV IN = 1294.00 8" INV OUT = 1293.46
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IN AREAS WHERE WATER AND SEWER ARE WITHIN THE PAVEMENT LIMITS, THE CONTRACTOR SHALL PROVIDE UTILITY BEDDING PER VDOT DETAIL UB-1. SEE SHEET C13 FOR DETAIL. IN AREAS WHERE WATER AND STORM UTILITIES CROSS WITH LESS THAN 18" CLEARANCE, PROVIDE THE UB-1 CRADLE AND/OR CAP.



SANITARY SEWER ALIGNMENT TABLE			
FROM STR	TO STR	BEARING	LENGTH
201	202	N 12°33'01" E	192.26'
202	301	N 87°04'07" E	230.81'
202	203	N 75°58'50" W	155.95'
203	204	N 71°23'07" W	188.57'
204	205	N 64°45'32" W	209.30'
205	206	N 73°12'08" W	107.64'
205	401	N 12°19'06" E	32.00'

WARRIOR DRIVE CURVE DATA

HORIZONTAL CURVE
P.C. STA 12+05.96
P.T. STA 17+30.82
P.I. STA 14+73.48
DELTA = 27°20'17" LT.
@ RADIUS = 1100.00'
TAN = 267.52'
LENGTH = 524.85'

HORIZONTAL CURVE
P.C. STA 17+30.82
P.T. STA 18+68.63
P.I. STA 18+00.96
DELTA = 27°19'14" RT.
@ RADIUS = 300.00'
TAN = 70.15'
LENGTH = 136.61'

REVISIONS:

Address Review Comments	PJB 02/07/08
Address Review Comments	PJB 04/18/08
Plan Revision #1 Per County Meeting	SRB 09/17/13
Plan Revision #1 - 2nd Submittal	SRB 10/10/18
Plan Revision #2	SRB 03/22/19
Water & Sewer Asbuilts	04/01/2020

DESIGNED BY: PJB

DRAWN BY: PJB/JPA/BDP

CHECKED BY: SLR/REC/MAC

SCALE: 1" = 40'

DATE: 26 MARCH, 2020

SHEET TITLE:

PLAN VIEW

SHEET

1 OF 3
PROJECT NUMBER:
18-0131