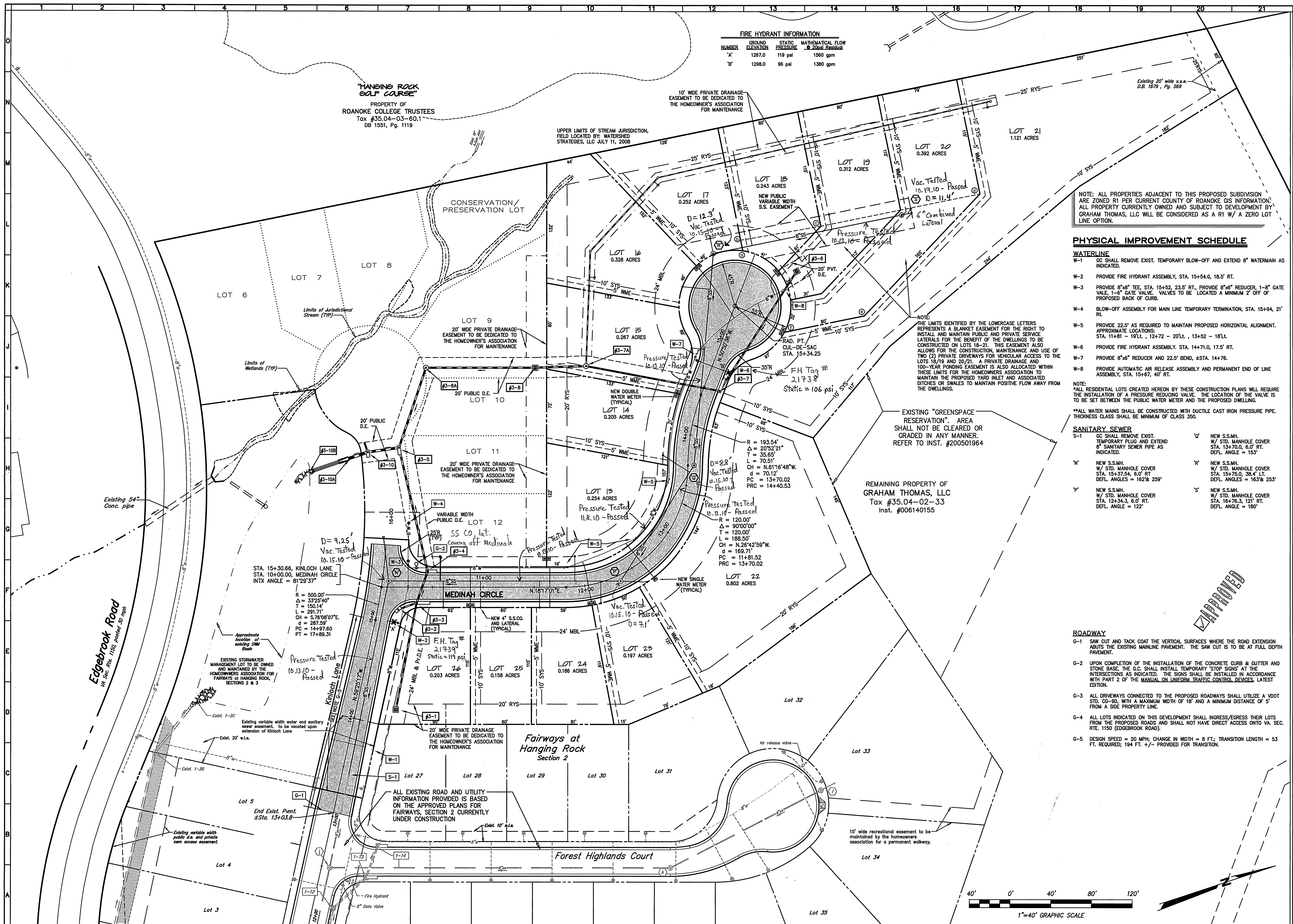




FIRE HYDRANT INFORMATION			
NUMBER	GROUND ELEVATION	STATIC PRESSURE	MATHEMATICAL FLOW @ 20psi Residual
'A'	1267.0	119 psi	1560 gpm
'B'	1298.0	96 psi	1380 gpm

NOTE: ALL PROPERTIES ADJACENT TO THIS PROPOSED SUBDIVISION ARE ZONED R1 PER CURRENT COUNTY OF ROANOKE GIS INFORMATION. ALL PROPERTY CURRENTLY OWNED AND SUBJECT TO DEVELOPMENT BY GRAHAM THOMAS, LLC WILL BE CONSIDERED AS A R1 W/ A ZERO LOT LINE OPTION.

PHYSICAL IMPROVEMENT SCHEDULE

- WATERLINE**
- W-1 GC SHALL REMOVE EXIST. TEMPORARY BLOW-OFF AND EXTEND 8" WATERMAIN AS INDICATED.
 - W-2 PROVIDE FIRE HYDRANT ASSEMBLY, STA. 15+54.0, 18.5' RT.
 - W-3 PROVIDE 8"x8" TEE, STA. 15+52, 23.5' RT., PROVIDE 8"x6" REDUCER, 1-8" GATE VALVE, 1-6" GATE VALVE. VALVES TO BE LOCATED A MINIMUM 2' OFF OF PROPOSED BACK OF CURB.
 - W-4 BLOW-OFF ASSEMBLY FOR MAIN LINE TEMPORARY TERMINATION, STA. 15+94, 21' RT.
 - W-5 PROVIDE 22.5" AS REQUIRED TO MAINTAIN PROPOSED HORIZONTAL ALIGNMENT. APPROXIMATE LOCATIONS: STA. 11+81 - 19'LT., 12+72 - 20'LT., 13+52 - 18'LT.
 - W-6 PROVIDE FIRE HYDRANT ASSEMBLY, STA. 14+71.0, 17.5' RT.
 - W-7 PROVIDE 8"x6" REDUCER AND 22.5" BEND, ±STA. 14+76.
 - W-8 PROVIDE AUTOMATIC AIR RELEASE ASSEMBLY AND PERMANENT END OF LINE ASSEMBLY, STA. 15+67, 40' RT.
- SANITARY SEWER**
- S-1 GC SHALL REMOVE EXIST. TEMPORARY PLUG AND EXTEND 8" SANITARY SEWER PIPE AS INDICATED.
 - 'Q' NEW S.S.M.H. W/ STD. MANHOLE COVER STA. 13+70.0, 6.0' RT. DEFL. ANGLE = 153°
 - 'N' NEW S.S.M.H. W/ STD. MANHOLE COVER STA. 15+37.54, 6.0' RT. DEFL. ANGLE = 162° 259°
 - 'P' NEW S.S.M.H. W/ STD. MANHOLE COVER STA. 16+76.3, 121' RT. DEFL. ANGLE = 180°

- ROADWAY**
- G-1 SAW CUT AND TACK COAT THE VERTICAL SURFACES WHERE THE ROAD EXTENSION ABUTS THE EXISTING MAINLINE PAVEMENT. THE SAW CUT IS TO BE AT FULL DEPTH PAVEMENT.
 - G-2 UPON COMPLETION OF THE INSTALLATION OF THE CONCRETE CURB & GUTTER AND STONE BASE, THE G.C. SHALL INSTALL TEMPORARY 'STOP SIGNS' AT THE INTERSECTIONS AS INDICATED. THE SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH PART 2 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - G-3 ALL DRIVEWAYS CONNECTED TO THE PROPOSED ROADWAYS SHALL UTILIZE A VDOT STD. CG-30, WITH A MAXIMUM WIDTH OF 18" AND A MINIMUM DISTANCE OF 5' FROM A SIDE PROPERTY LINE.
 - G-4 ALL LOTS INDICATED ON THIS DEVELOPMENT SHALL INGRESS/EGRESS THEIR LOTS FROM THE PROPOSED ROADS AND SHALL NOT HAVE DIRECT ACCESS ONTO VA. SEC. RTE. 1150 (EDGEBROOK ROAD).
 - G-5 DESIGN SPEED = 20 MPH; CHANGE IN WIDTH = 8 FT.; TRANSITION LENGTH = 53 FT. REQUIRED; 194 FT. +/- PROVIDED FOR TRANSITION.

BALZER AND ASSOCIATES, INC.
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New River Valley
Richmond
Roanoke
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RESIDENTIAL LAND DEVELOPMENT ENGINEERING
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COMMONWEALTH OF VIRGINIA
BRIAN JOSEPH CASELLA
Lic. No. 35276
1/5/10
PROFESSIONAL ENGINEER

FAIRWAYS at HANGING ROCK
SECTION 3

DIMENSIONAL PLAN
CATAWBA DISTRICT
ROANOKE COUNTY, VIRGINIA

DRAWN BY CPB
DESIGNED BY CPB
CHECKED BY BJC
DATE 10/30/2006
SCALE 1" = 40'

REVISIONS:
09/09/2008
05/21/2009
11/05/2009
12/09/2009
01/05/2010

SHEET NO.
C-5
JOB NO. R0500377.03

As-Built 12.16.10 K. Winslow