

### USE OF NUTRIENT BANK CREDITS FOR BMP

	BMP #1
NAME OF AUTHORIZED NUTRIENT BANK	NUTRIENT BANK CREDIT
REQUIRED PHOSPHORUS TO BE REMOVED (LB/YR)	0.24
AMOUNT OF PHOSPHORUS CREDIT PURCHASED (LB/YR)	0.24
TECHNICAL REQUIREMENTS MET (PART IIB OR IIC)	PART IIB
TOTAL AREA TREATED (AC)	1.11
IMPERVIOUS AREA TREATED BY BMP (AC)	0.64
MANAGED TURF AREA TREATED BY BMP (AC)	0.47
OPEN SPACE / FOREST AREA TREATED BY BMP (AC)	0
SURFACE AREA OF BMP (AC-FT)	NA
STORAGE VOLUME OF BMP (AC-FT)	NA
QUALITY, QUANTITY, OR BOTH?	QUALITY
TMDL ADDRESSED? (PHOSPHORUS, BACTERIA, SEDIMENT, ETC)	PHOSPHORUS
NAME OF RECEIVING WATER (PROJECT SITE)	PETERS CREEK-ROANOKE RIVER
HYDROLOGIC UNIT CODE FOR PROJECT SITE (ALPHANUMERIC CODE RU14, ETC)	RU14

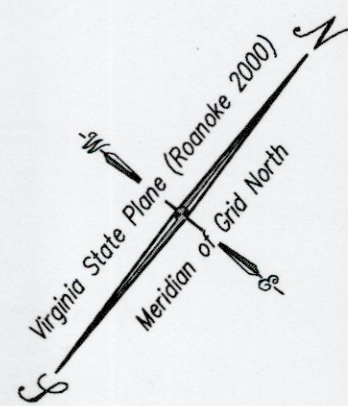
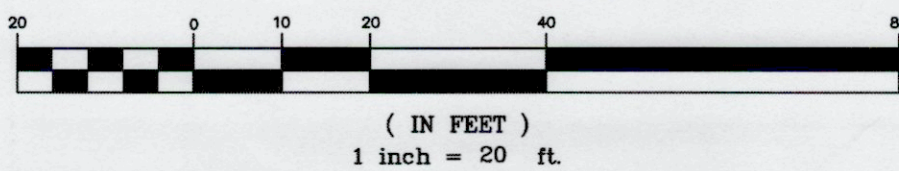
### STORMWATER SITE STATISTICS

	EXISTING	PROPOSED
TOTAL DISTURBED AREA (AC)	0	1.11
TOTAL SITE AREA (AC)	1.11	1.11
IMPERVIOUS AREA (AC)	0.26	0.64
MANAGED TURF AREA (AC)	0.59	0.47
OPEN SPACE / FOREST AREA (AC)	0.26	0
RIGHT OF WAY DISTURBANCE (SF)	0	1,459
KARST PRESENT (Y/N)	N	N

### FIRE PROTECTION NOTES

- CONTRACTOR SHALL PROVIDE A KNOX BOX KEY BOX, MODEL 3200 SERIES OR ABOVE, TO BE INSTALLED AT THE MAIN ENTRANCE OF THE BUILDING. THE CONTRACTOR SHALL VERIFY MOUNTING LOCATION (EYE LEVEL) WITH THE ROANOKE COUNTY FIRE MARSHAL.
- FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED AS INDICATED ON THESE PLANS. THE CONTRACTOR SHALL CONFIRM ACCEPTABILITY OF THE LOCATION WITH THE FIRE MARSHAL PRIOR TO INSTALLATION.
- FDC SHALL BE A 2-1/2" GALVANIZED FDC CONNECTION AND SHALL HAVE A KNOX BOX LOOKING GAP.
- FIRE DEPARTMENT CONNECTIONS (FDC) AND POST-INDICATOR VALVES (PIV) SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION STANDARDS.
- EXISTING FIRE HYDRANT FLOW INFORMATION PROVIDED BY THE WWA. THE MINIMUM PROPOSED FLOW FOR THE NEW HYDRANT IS CALCULATED TO BE 3,071 GPM AT 21 PSI RESIDUAL PRESSURE. REFER TO "WATER SYSTEM CALCULATIONS FOR FALLOWATER SQUARE" DATED JANUARY 28, 2021 BY LUMSDEN ASSOCIATES, P.C. FOR ADDITIONAL INFORMATION.

### GRAPHIC SCALE



TAX #077.19-01-25.00-0000  
PROPERTY OF  
ROANOKE HILLS ASSOCIATES  
D.B. 1130, PG. 444  
ZONED R4

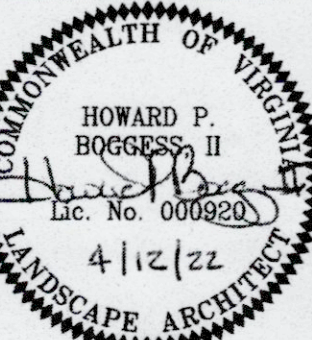
TAX #077.19-01-32.00-0000  
PROPERTY OF  
PSS INVESTORS LLC  
INSTRUMENT #201306305  
ZONED C2C

TAX #087.07-02-09.00-0000  
PROPERTY OF  
STRAUSS PROPERTIES LLC  
INSTRUMENT #201300958  
ZONED C2

TAX #087.07-02-07.00-0000  
PROPERTY OF  
FALLOWATER REALTY LC  
D.B. 1506, PG. 60  
ZONED C2

TAX #087.07-02-09.00-0000  
PROPERTY OF  
CHALLENGER BAY LC  
D.B. 1506, PG. 52  
ZONED C2

Lumsden Associates, P.C.  
ENGINEERS | SURVEYORS | PLANNERS



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WWW.LUMSDENPC.COM  
4664 BRAMBLETON AVENUE  
P.O. BOX 20669  
ROANOKE, VIRGINIA 24018

### DIMENSIONAL LAYOUT

### FALLOWATER SQUARE OFFICE BUILDING

PREPARED FOR  
ABRE Holdings, Inc.  
SITUATED ALONG FALLOWATER LANE, SW  
ROANOKE COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION
1	6/8/21	REVISE STORMWATER TABLES
2	4/13/22	REVISE FIRE LANE & RELATED IMPROVEMENTS REMOVE FIRE PROTECTION NOTES 2, 3 & 4
3		
4		
5		

DATE: April 28, 2021  
SCALE: 1" = 20'  
COMMISSION NO: 20-339  
SHEET 4 OF 13

### NEW BMP INFORMATION

	BMP #1
BMP TYPE	UG DETENTION
LEVEL OF TREATMENT (LEVEL 1 OR LEVEL 2)	N/A
TECHNICAL REQUIREMENTS MET (PART IIB OR IIC)	PART IIB
TOTAL AREA TREATED (AC)	1.03
IMPERVIOUS AREA TREATED BY BMP (AC)	0.63
MANAGED TURF AREA TREATED BY BMP (AC)	0.40
OPEN SPACE / FOREST AREA TREATED BY BMP (AC)	0.0
SURFACE AREA OF BMP (AC)	N/A
STORAGE VOLUME OF BMP (AC-FT)	0.08
MAXIMUM AVERAGE DEPTH (FT)	6.0
QUALITY, QUANTITY, OR BOTH?	BOTH
TMDL ADDRESSED? (PHOSPHORUS, BACTERIA, SEDIMENT, ETC)	PHOSPHORUS
LATITUDE (DECIMAL DEGREES XX.XXXX)	37.225223
LONGITUDE (DECIMAL DEGREES XX.XXXX)	-79.969506
NAME OF RECEIVING WATER	PETERS CREEK
HYDROLOGIC UNIT CODE (ALPHANUMERIC CODE RU14, ETC)	RU14



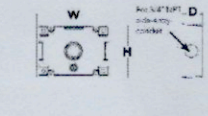
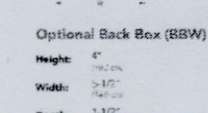
**D-Series Size 1 LED Area Luminaire**  
Introduction  
The modern styling of the D-Series is setting new standards in modern lighting design. The D-Series is a high performance, high efficiency lighting luminaire. The modern styling of the D-Series is setting new standards in modern lighting design. The D-Series is a high performance, high efficiency lighting luminaire.

Model	Power (W)	Beam Angle (°)	Height (ft)	Width (ft)	Depth (ft)	Weight (lb)
D-1	100	120	10	10	10	10
D-2	200	120	10	10	10	10
D-3	300	120	10	10	10	10
D-4	400	120	10	10	10	10
D-5	500	120	10	10	10	10
D-6	600	120	10	10	10	10
D-7	700	120	10	10	10	10
D-8	800	120	10	10	10	10
D-9	900	120	10	10	10	10
D-10	1000	120	10	10	10	10

### "AREA" LIGHT



**WST LED Architectural Wall Sconce**  
Specifications  
This is a modern, minimalist wall sconce. It is designed to provide ambient lighting in a variety of settings. The WST LED Architectural Wall Sconce is a modern, minimalist wall sconce. It is designed to provide ambient lighting in a variety of settings.



### "BOX" LIGHT

NOTE: ROANOKE COUNTY MAY REQUIRE A PHOTOMETRIC PLAN BE SUBMITTED FOR REVIEW AND APPROVAL WITH THE ARCHITECTURAL PLANS.

Ex 1152.98  
In

APPROVED, 4/13/2022