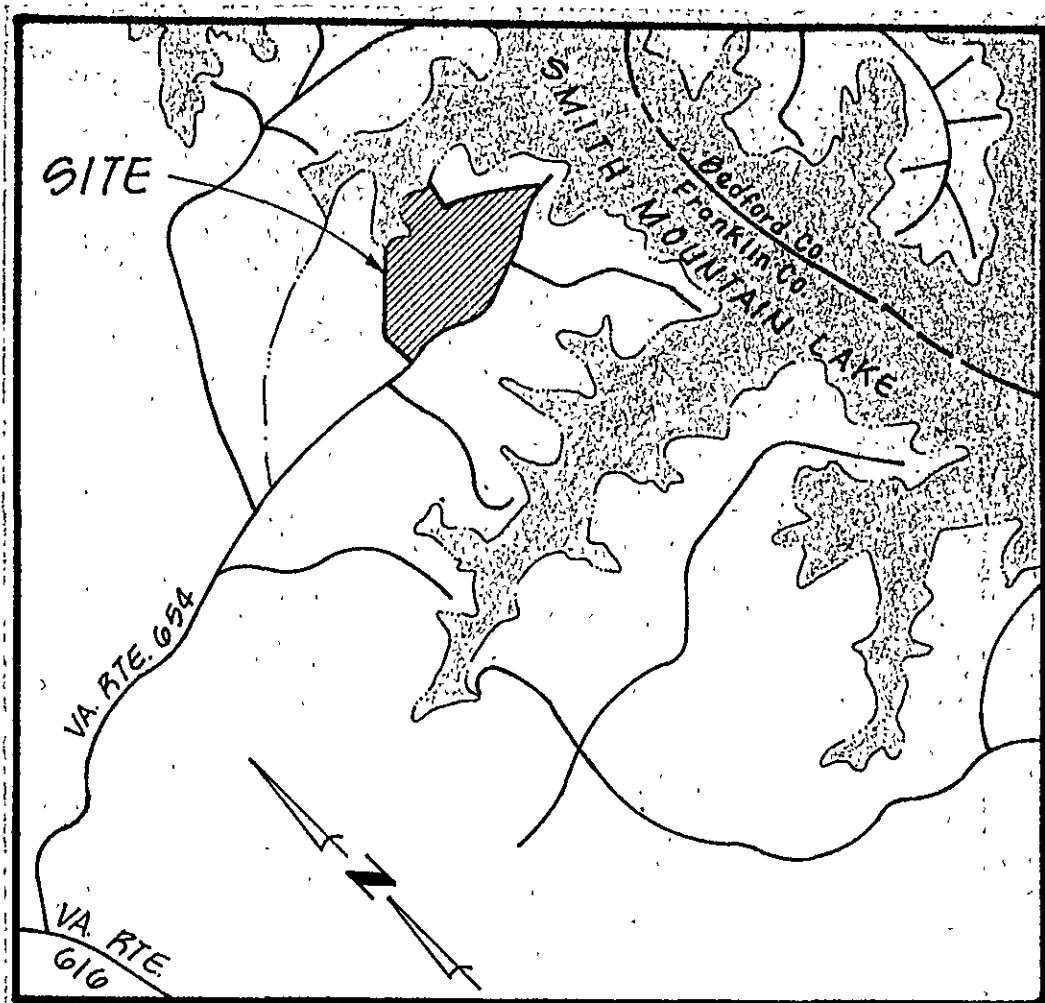




VICINITY MAP
Scale: 1" = 333'

TIE INTO EXIST. 8" WATERLINE
W/ 8" x 8" x 6" TEE

FIRE HYDRANT ASSEMBLY

GENERAL NOTES

- EXISTING ROADWAY TO BE IMPROVED TO MEET V.D.O.T. SPECIFICATIONS PER THIS PLAN. IMPROVEMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO, WIDENING PAVEMENT AND REGRADING DITCHES AND SHOULDERS TO CONFORM TO STANDARD TEMPLATE (SEE SHEET 2 OF 2), AND PLACEMENT OF PAVED DITCHES PER V.D.O.T. FOLLOWING FIELD INSPECTION.
- ALL CONSTRUCTION METHODS AND MATERIALS MUST BE IN ACCORDANCE WITH JULY 1, 1987 V.D.O.T. ROAD AND BRIDGE SPECIFICATIONS AND JANUARY 1, 1986 ROAD AND BRIDGE STANDARDS.
- ALL UTILITIES TO BE IN PLACE PRIOR TO LAYING BASE MATERIAL.
- ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO CONDITIONING OF SUBGRADE.
- ANY RODS OR STAKES DESTROYED BY CONTRACTOR SHALL BE REPLACED AT HIS EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM COUNTY AND V.D.O.T.
- CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CALL WISE UTILITY 1-800-552-7001.
- THE HIGHWAY DEPARTMENT APPROVAL OF THESE PLANS WILL EXPIRE THREE (3) YEARS FROM DATE OF APPROVAL.
- GRADE LINES ON PROFILES DENOTE EXISTING GRADE OF THE CENTER LINE OF ROAD, EXCEPT AS NOTED NEAR CUL-DE-SAC.
- BASE MUST BE APPROVED BY THE DEPARTMENT OF HIGHWAYS FOR DEPTH, TEMPLATE, AND CONSTRUCTION BEFORE SURFACE IS APPLIED.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE CAUSED TO ANY UTILITY, PUBLIC OR PRIVATE, AS A RESULT OF THIS WORK.
- ALL DRIVEWAY CULVERTS ARE TO BE 15" x 24" UNLESS OTHERWISE NOTED ON PLANS. NO ENTRANCE CULVERTS ARE TO BE INSTALLED WITHIN FIFTEEN (15) FEET OF A PROPERTY CORNER. NO ENTRANCE SURFACE TO BE HIGHER THAN THE SURFACE OF THE ADJOINING PAVEMENT.
- AN INSPECTOR WILL NOT BE FURNISHED EXCEPT FOR PERIODIC PROGRESS INSPECTION, THE ABOVE MENTIONED FIELD REVIEWS AND CHECKING FOR REQUIRED STONE DEPTHS. THE DEVELOPER WILL BE REQUIRED TO POST A SURETY TO GUARANTEE THE ROAD FREE OF DEFECTS FOR ONE YEAR AFTER ACCEPTANCE BY THE DEPARTMENT OF TRANSPORTATION.

CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	DISTANCE
A	76°10'07"	295.440	392.756	231.524	N 00°20'19" E	364.467
B	37°45'54"	173.730	114.510	59.422	N 19°32'25" E	112.448
C	63°22'32"	87.500	96.785	54.015	N 32°20'44" E	91.926
D	27°21'09"	255.000	121.735	62.050	N 77°42'34" E	120.582
E	56°19'00"	184.600	181.445	98.809	N 63°13'39" E	174.229

ESC NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES REFER TO "THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK", LATEST EDITION. REFER TO THIS HANDBOOK FOR STANDARDS AND SPECIFICATIONS.
- ADDITIONAL MEASURES MAY BE REQUIRED BY FRANKLIN COUNTY TO CONTROL EROSION AND SEDIMENT.
- ESC MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL TO INSURE PROPER FUNCTIONING.
- CONSTRUCTION TRAFFIC IN NATURAL STREAMS AND DRAINAGE WAYS IS TO BE AVOIDED WHENEVER POSSIBLE.
- CONTRACTOR SHALL SEED OR TEMPORARILY STABILIZE ANY AREAS OF FINAL GRADE WITHIN 15 DAYS.
- THE CONTRACTOR SHALL ALSO SEED OR TEMPORARILY STABILIZE ANY AREA WHICH WILL REMAIN DENUDE FOR LONGER THAN 60 DAYS.
- THE CONTRACTOR IS REQUIRED TO REMOVE ALL SILT FROM STREAMS AND DRAINAGE WAYS PRIOR TO BOND RELEASE.

- THE STREETS MUST BE PROPERLY MAINTAINED UNTIL ACCEPTANCE. AT SUCH TIME, ALL REQUIREMENTS HAVE BEEN MET, FOR ACCEPTANCE. ANOTHER INSPECTION WILL BE MADE TO DETERMINE THAT THE STREET HAS BEEN PROPERLY MAINTAINED.
- ANY EASEMENTS GRANTED TO A UTILITY COMPANY FOR PLACEMENT OF POWER OR TELEPHONE MUST BE RELEASED PRIOR TO ACCEPTANCE.
- IN ORDER TO MEET PUBLIC SERVICE REQUIREMENTS, ALL STREETS MUST SERVE A MINIMUM OF THREE OCCUPIED DWELLINGS PRIOR TO ACCEPTANCE.
- A MINIMUM PAVEMENT RADIUS OF 25 FEET REQUIRED AT ALL STREET INTERSECTIONS.
- WATERLINE MATERIALS AND CONSTRUCTION METHODS SHALL MEET ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF HEALTH, FRANKLIN COUNTY, AND WATERFRONT WATERWORKS. CONNECTION OF PROPOSED 6" WATERLINE TO EXISTING 6" WATERLINE AND AT EXISTING WELL TO BE UNDER SUPERVISION OF WATERFRONT WATERWORKS. WATERFRONT WATERWORKS SHALL BE NOTIFIED BY CONTRACTOR 72 HOURS PRIOR TO CONSTRUCTION ON EXISTING WELL, LOT AND CONNECTION TO EXISTING WATERLINE.
- ENTRANCES TO THE MARINA AND CONDOMINIUMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH V.D.O.T. STANDARDS AND SPECIFICATIONS FOR COMMERCIAL ENTRANCES, LATEST EDITION.
- HUD FLOOD HAZARD ZONE APPROXIMATELY FOLLOWS LAKE PROPERTY LINE.

BREMBOLE PROPERTIES, INC.
O.B. 369, Pg. 1890

NOTE: NATURAL DRAINAGE PATTERN ALONG HOLLOW TO LAKE (NATURAL WATER COURSE)

WILLIAM S. WOODY
O.B. 285, Pg. 202

From	To	Dist.	Bearing	Delta	Radius	Arc	Tangent
1	2	18.71'	N.22°11'11"E				
2	3	59.84'	N.84°11'53"E	14°37'43"	235.00'	60.00'	30.16'
3	4	69.66'	N.81°42'39"E	19°36'10"	204.60'	70.00'	35.35'
4	5	192.23'	S.88°19'58"E				
5	6	368.00'	S.45°15'20"E				
6	7	100.84'	S.37°55'01"E				
7	8	100.00'	S.05°38'16"E				
8	9	48.00'	N.75°01'51"E				
9	10	100.00'	N.00°06'41"E				
10	11	20.59'	N.43°13'43"E				
11	12	66.00'	N.63°36'42"E				
12	13	100.00'	N.53°30'52"E				
13	14	76.00'	S.45°15'29"E				
14	15	100.00'	S.59°35'12"E				
15	16	56.00'	N.78°01'07"E				

SMITH MOUNTAIN LAKE

APPROX. 802.7 CONTOUR LIMIT
100 YEAR FLOOD PLAIN

ENTRANCE TO MARINA
(REGRADE AS NECESSARY TO
MATCH PROPOSED CUL-DE-SAC ELEV.)
EXISTING PARKING AREA

STR. V.D.O.T. COMMERCIAL ENTRANCES
@ EXIST. R/W

PROP. 18" RCP CL. III LENGTH & INVS TO BE FIELD
SET TO MATCH EXISTING ELEVATIONS AND TO
PROVIDE POSITIVE DRAINAGE (1/4" MIN. SLOPE)

EXISTING PRIVATE DRIVE

NOTE

REGRADE ENTRANCE
TO CONDO'S (SEE PROFILE
SHEET 2)

INSTALL BLOWOFF AT LOW POINT
TIE INTO EXIST. 6" W.L. AT THIS
APPROX. LOCATION.

SURVEY & PRC

20 FT. L.S. @ 24 IN. TO 6 FT. TYP.
INV. OUT = 802.24

APPROX. LOCATION
4" WATER LINE

DEVELOPER: LAKE ASSOCIATES
ADDRESS: SMITH MOUNTAIN LAKE
EXECUTIVE PARK
RTE. 122
HARDY, VIRGINIA 24101

TELEPHONE: (703) 721-8086

CURRENT USE: VACANT

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

ZONING: RPD

TAX NUMBER: 31-19 & 31-20 (PORTION)

WATER: PRIVATE (WATERFRONT WATERWORKS)

SEWER: INDIVIDUAL SUBSURFACE DISPOSAL

- ADDED ESC MEASURES, REV. IN ACCORDANCE W/ VDOT & CO. COMMENTS.
- REV. WATERLINE EASEMENT AT CUL-DE-SAC.
- ADDED SANITARY SEWER EASEMENT.
- REV. IN ACCORDANCE W/ VDOT COMMENTS.
- ADDED BOOSTER PUMPS, FLOOD DATA.
- REMOVED BOOSTER PUMPS.
- REV. IN ACCORDANCE W/ VDOT COMMENTS.
- REV. CUL-DE-SAC ADD. D.E.S. @ 18" RCP PER VDOT.

BALZER
AND ASSOCIATES
P.V.I.N.C.

REFLECTING TOMORROW

PLANNERS ARCHITECTS
ENGINEERS SURVEYORS

16 S. College Avenue
Salem, Virginia 24153
Phone: 703/389-7323

501 Branchway Road
Richmond, Virginia 23236
Phone: 804/794-0571

FAIRWAY BAY
PHASE IV SITE PLAN
FRANKLIN COUNTY, VIRGINIA

DRAWN BY: C.C.O.
DESIGNED BY: PMT
CHECKED BY: D.J.B.
DATE: FEBRUARY 16, 1989

REVISIONS
① 3/14/89 ② 2/7/90
③ 3/30/89 ④ 8/16/91
⑤ 4/1/89 ⑥ 9/17/91
⑦ 4/10/89 ⑧ 10/11/91
⑨ 10/31/89
⑩ 11/21/90
SCALE: 1" = 50'
SHEET NO.

1 OF 3

JOB NO. 1035