

AREA OF LOTS & PARCELS LOCATED IN PROPOSED DEVELOPMENT		
LOT	SQ. FT.	ACRES
1	20,123	0.462
2	19,731	0.453
3	20,348	0.467
4	27,238	0.625
5	25,609	0.588
6	26,191	0.601
7	18,037	0.414
8	25,235	0.579
9	17,759	0.408
10	18,487	0.424
DEVELOPED OPEN SPACE EAST	50,634	1.162
OPEN SPACE WEST	239,598	5.500
PRIVATE STREET	51,191	1.175
TOTAL	560,180	12.860

- NOTES:
1. ALL IMPROVEMENTS AND/OR LAND DEVELOPMENT LOCATED ON AEP PROPERTY WILL REQUIRE APPROVAL BY AEP PRIOR TO CONSTRUCTION.
 2. INGRESS/EGRESS EASEMENTS WILL BE PROVIDED FOR THE PEDESTRIAN ACCESS PATHS ON THE SUBDIVISION PLAT.
 3. ALL WATERLINES SHALL BE A MINIMUM OF ANWA C900DR13
 4. A 14 GAUGE COPPER WIRE SHALL BE BURIED WITH ALL WATER AND SANITARY SEWER FORCE MAINS AND INSTALLED IN A MANNER TO FACILITATE THE LOCATION OF THE LINES.

TAX #51.06-94
PROPERTY OF
ROBERT STEVE & SARAH L. BRANHAM
RESIDENTIAL
(ZONED RPD)

(C1)
A= 43°27'52"
R= 280.00
T= 111.61
L= 212.41
BRG. N 12°45'57" W
CHD. 207.35

(C2)
A= 60°33'53"
R= 25.00
T= 21.19
L= 35.15
BRG. S 17°08'03" W
CHD. 32.33

APPROX. LOCATION
EX. WATERLINE. FIELD
VERIFY LOCATION, DEPTH,
TYPE & SIZE

EX. 15" D.E.
D.B. 388, PG. 1827-1829

2" PVC SANITARY
SEWER FORCE MAIN
SEE PROFILES ON SH. NO. 10

DEVELOPED OPEN SPACE
1.162 AC.

EX. 10" P.U.E.
D.B. 388, PG. 1827-1829

ISLAND VIEW DRIVE

WATERS EDGE DRIVE
SIGHT DISTANCE = 272'
SPEED LIMIT = 25 MPH

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

APPROX. LOCATION
EX. WATERLINE. FIELD
VERIFY LOCATION, DEPTH,
TYPE & SIZE

TEE HOLE 17

EX. FIRE HYDRANT

FAIRWAY HOLE 17

REMAINING AREA
TAX #51-37
PROPERTY OF
WILLARD CONSTRUCTION OF
ROANOKE VALLEY, INC.
WATER'S EDGE GOLF COURSE
HOLE #17
(ZONED RPD)

MOUNTAIN
PROPERTY OF AEP

LAKE

PROP. PEDESTRIAN
ACCESS
SEE NOTE 1

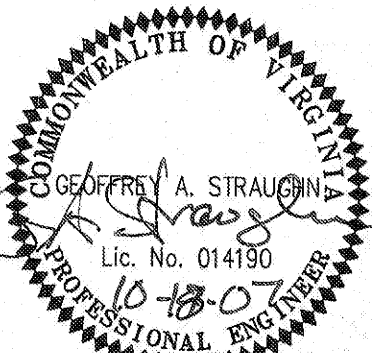
APPROXIMATE
LOCATION 100
YEAR FLOOD PLAN
ELEVATION = 803.0'

PROP. DOCK (TYP.)
SEE NOTE 1

SEE BOATHOUSE PLANS BY IRBY + PAPIT
RICHMOND, VA. DATED 8/20/07. (TYP.)

APPROX. 1,118 LF OF SHORELINE
AT 795-FOOT CONTOUR.

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DIMENSIONAL
LAYOUT

GRANDE VILLAS
AT THE WATER'S EDGE
PREPARED FOR
RKL HOLDINGS, LLC
UNION HALL MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

REVISIONS		DATE	DESCRIPTION
NO.	DATE		
1	10/18/2007		REV. LOT 8 SEPTIC & PUMP TANK LOC.
2			
3			
4			
5			

DATE:	OCTOBER 17, 2007
SCALE:	1"=30'
COMMISSION NO.	07-037
SHEET	4 OF 11