

The Coves at Smith Mountain Lake

Optima Properties - Smith Mountain Lake, LLC

Franklin County, Virginia

ACS DESIGN

ENGINEERING • SURVEYING
LANDSCAPE ARCHITECTURE
CONSTRUCTION MANAGEMENT

ABBREVIATIONS AND ACRONYMS

ABAN	ABANDONED	MAS	MASONRY
AC	ACRES	MATL	MATERIAL
ADJ	ADJACENT	MAX	MAXIMUM
AGGR	AGGREGATE	MB	MAIL BOX
ALUM	ALUMINUM	MBL	MINIMUM BUILDING LINE
ANC	ANCHOR	MECH	MECHANICAL
BC	BACK OF CURB	MFR	MANUFACTURER
BEG	BEGINNING	MH	MANHOLE
BIT	BITUMINOUS	MIN	MINIMUM
BJ	BELL JOINT	MJ	MECHANICAL JOINT
BL	BASE LINE	MON	MONUMENT
BLDG	BUILDING	MTL	METAL
BM	BENCH MARK	N&C	NAIL AND CAP
BO	BLOW-OFF VALVE	NBL	NORTHBOUND LANE
BSP	BLACK STEEL PIPE	NIC	NOT IN CONTRACT
BV	BUTTERFLY VALVE	NO	NUMBER
BVCE	BEGIN VERTICAL CURVE ELEVATION	NPW	NON-POTABLE WATER
BVCS	BEGIN VERTICAL CURVE STATION	NTS	NOT TO SCALE
C&G	CURB AND GUTTER	OC	ON CENTER
CB	CATCH BASIN	OD	OUTSIDE DIAMETER
CI	CAST IRON	OHE	OVERHEAD ELECTRIC
CL	CENTER LINE	OHU	OVERHEAD UTILITIES
CMP	CORRUGATED METAL PIPE	PC	POINT OF CURVE
CMU	CONCRETE MASONRY UNITS	PCC	POINT OF COMPOUND CURVE
CO	CLEANOUT	PER	PERIMETER
COE	U.S. ARMY CORPS OF ENGINEERS	PERP	PERFORATED
COL	COLUMN	PERP	PERPENDICULAR
COMB	COMBINATION	PI	POINT OF INTERSECTION
CONC	CONCRETE	PL	PROPERTY LINE
CONST	CONSTRUCTION	POL	POINT ON LINE
CONV	CONVEYOR	PP	POWER POLE
COR	CORNER	PRC	POINT OF REVERSE CURVE
CTR	CENTER	PSI	POUNDS PER SQUARE INCH
CTV	CABLE TELEVISION	PT	POINT OF TANGENT
CULV	CULVERT	PUE	PUBLIC UTILITY EASEMENT
D	DEPTH	PUPPE	PUBLIC UTILITY & PEDESTRIAN PATHWAY EASEMENT
D/W	DRIVEWAY	PVC	POLYVINYL CHLORIDE
DE	DRAINAGE EASEMENT	PVC	POINT OF VERTICAL CURVE
DEQ	VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY	PV	POINT OF VERTICAL INTERSECTION
DI	DROP INLET	PVMT	PAVEMENT
DIA, Ø	DIAMETER	R	RADIUS
DIM	DIMENSION	R/W	RIGHT OF WAY
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
DISC	DISCONNECT	RD	ROAD
DMH	DROP MANHOLE	RDCR	REDUCER
DOC	DEGREE OF CURVE	REF	REFERENCE
DTL	DETAIL	REINF	REINFORCEMENT
DWG	DRAWING	REL	RELOCATED
DWL	DWELLING	REQD	REQUIRED
EA	EACH	REV	REVISION
EBL	EASTBOUND LANE	RR	RAILROAD
EF	EACH FACE	RTE	ROUTE
ELEC	ELECTRICAL	SW	SIDEWALK
ELEV	ELEVATION	SAN	SANITARY
ENGR	ENGINEER	SEL	SOUTHBOUND LANE
ENTR	ENTRANCE	SD	STORM DRAIN
EOL	END OF LINE	SE	SLOPE EASEMENT
EP	EDGE OF PAVEMENT	SEC	SECTION
EQ	EQUAL	SF	SQUARE FEET
EQPT	EQUIPMENT	SHET	SHEET
EVCE	END VERTICAL CURVE ELEVATION	SIM	SIMILAR
EVCS	END VERTICAL CURVE STATION	SMH	SEWER MANHOLE
EW	EACH WAY	SPEC	SPECIFICATION
EXST	EXISTING	SQ	SQUARE
EXT	EXTERIOR	SS	SANITARY SEWER
FC	FACE OF CURB	SSSD	SAFE STOPPING SIGHT DISTANCE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	ST	STREET
FES	FLARED END SECTION	STA	STATION
FFE	FINISHED FLOOR ELEVATION	STD	STANDARD
FIG	FIGURE	SUR	SURVEY
FIN	FINISH	SVC	SERVICE
FLG	FLANGE	TEL	TELEPHONE
FM	FORCE MAIN	TEMP	TEMPORARY
FT	FOOT, FEET	TP	TELEPHONE POLE
FTG	FOOTING	TRTD	TREATED
RUT	FUTURE	TW	TOP OF WALL
GA	GAUGE	TYP	TYPICAL
GAL	GALLON	UE	UNDERGROUND ELECTRIC
GALV	GALVANIZED	UG	UNDERGROUND GAS
GAR	GARAGE	UGD	UNDERGROUND
GND	GROUND	UL	UNDERWATERS LABORATORY
GOVT	GOVERNMENT	UON	UNLESS OTHERWISE NOTED
GPD	GALLONS PER DAY	USGS	U.S. GEOLOGIC SURVEY
GPM	GALLONS PER MINUTE	UT	UNDERGROUND TELEPHONE
GR	GRAVEL	V	VENT
GRTG	GRATING	VAL	VALVE
GV	GATE VALVE	VAR	VARIABLE
H&T	HUB AND TAC	VC	VERTICAL CURVE
HM	HOLLOW METAL	VDH	VIRGINIA DEPARTMENT OF HEALTH
HOR	HORIZONTAL	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
HPT	HIGH POINT	VERT	VERTICAL
HR	HOOR	VESCH	VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK
HYD	HYDRANT	VNL	VINYL
ID	INSIDE DIAMETER	VOL	VOLUME
IN	INCH	W	WATER
INSL	INSULATION	W	WATER
INT	INTERIOR	W/O	WITHOUT
INV	INVERT	WBL	WESTBOUND LANE
IPF	IRON PIN FOUND	WL	WATER LINE
IPS	IRON PIN SET	WM	WATER METER
L	LENGTH, LONG	WMH	WATER MANHOLE
LF	LINEAR FOOT	WS	WATER SURFACE
LP	LIGHT POLE	WT	WEIGHT
LPG	LIQUID PETROLEUM	WTT	WATER TIGHT
		WY	WATER VALVE

EXISTING

PROPOSED

DESCRIPTION

		BUILDING WITH PORCH OR STOOP
		FOUNDATION ONLY
		CONTOUR, CONTOUR WITH ELEVATION
		SPOT ELEVATION
		CONCRETE CURB
		CONCRETE CURB & GUTTER
		CONCRETE WALK OR SLAB
		PAVEMENT
		UNPAVED OR GRAVEL ROAD
		TREE LINE
		TREE OR SHRUB
		FENCE (EXISTING OR PROPOSED NOTED)
		CENTERLINE CREEK, SWALE, DITCH
		PROPERTY LINE
		CENTERLINE OR BASELINE
		FIELD SURVEY TRAVERSE POINT
		GEOLOGIC BORE HOLE
		BENCH MARK (EXISTING OR SET NOTED)
		STORM DRAIN
		SANITARY SEWER
		FORCE MAIN
		GAS MAIN OR SERVICE LINE
		WATER MAIN OR SERVICE LINE
		OVERHEAD ELECTRICAL LINE
		OVERHEAD TELEPHONE LINE
		UNDERGROUND ELECTRICAL LINE
		UNDERGROUND TELEPHONE LINE
		PIPE FITTINGS
		FIRE HYDRANT
		GATE VALVE
		CLEANOUT
		MANHOLE
		DROP INLET (CURB AND GRATING TYPES)
		WM - WATER METER
		DWM - DOUBLE WATER METER
		UTILITY POLE
		LIGHT POLE
		TELEPHONE PEDESTAL
		BURIED TELEPHONE VAULT
		PAVED DITCH
		CULVERT WITH FLARED END SECTION
		AIR RELEASE VALVE / VAULT ASSEMBLY
		BLOW OFF VALVE / VAULT ASSEMBLY
		STEEL ENCASEMENT
		CONCRETE ENCASEMENT
		ABANDON OR REMOVE
		LIMITS OF DISTURBED AREA
		WATERLINE PLUG

FRANKLIN COUNTY PLANNING DEPARTMENT
FRANK FIORI
40 EAST COURT STREET
ROCKY MOUNT, VIRGINIA 24151
PHONE: (540) 483-3027
FAX: (540) 483-3041

FRANKLIN COUNTY UTILITY DEPARTMENT
C/O DAVID VOGELSONG
40 E. COURT STREET
ROCKY MOUNT, VIRGINIA 24151
PHONE: (540) 483-6660

VDOT ROCKY MOUNT RESIDENCY
C/O LISA GIBSON
239 STATE STREET
ROCKY MOUNT, VIRGINIA 24151
PHONE: (540) 857-7077

APPALACHIAN POWER COMPANY
SHORELINE MANAGEMENT
C/O ELIZABETH B. PARCELL
RESERVOIR COORDINATOR
966 OLD FRANKLIN TURNPIKE
ROCKY MOUNT, VA. 24151
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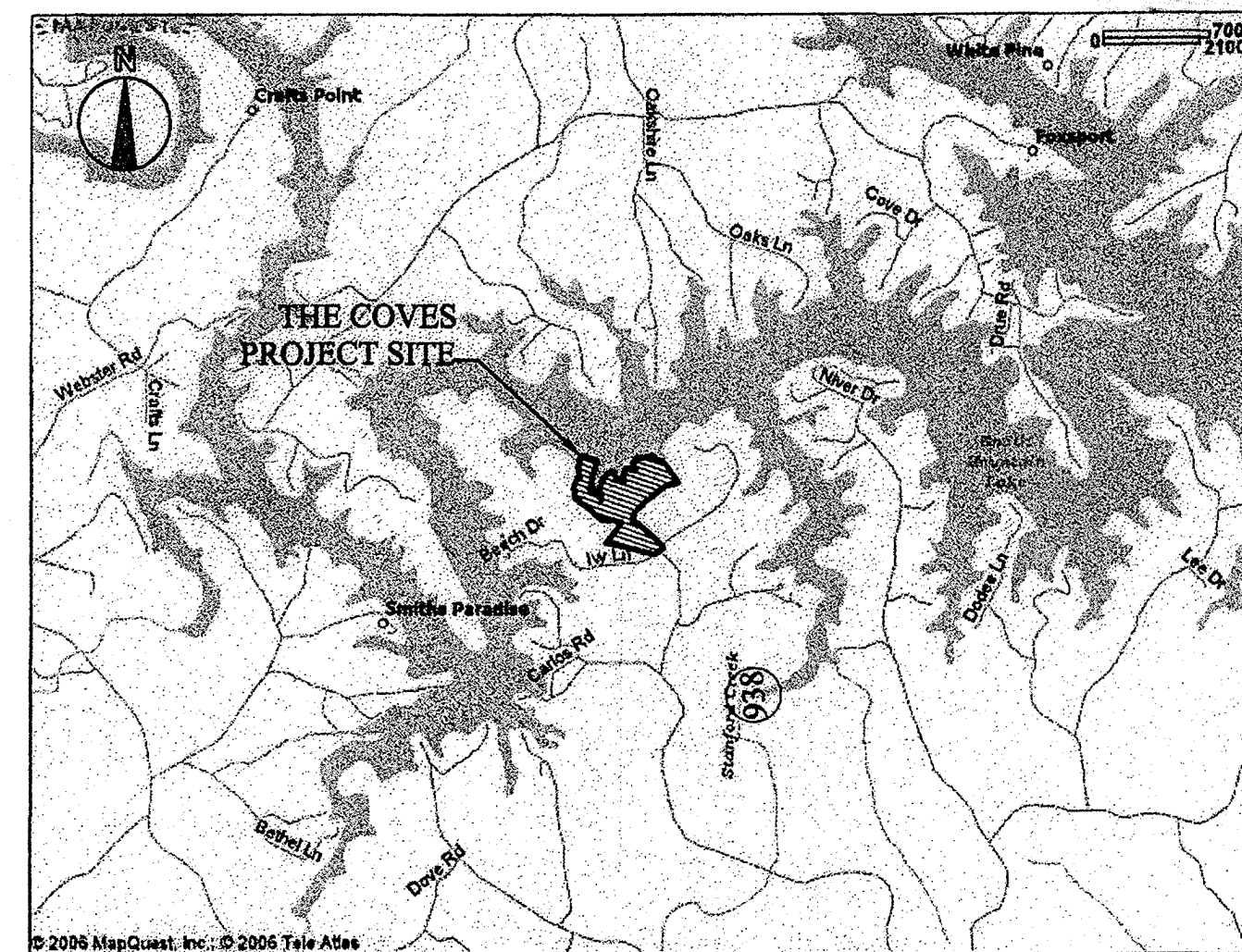
THE RETREAT WATER COMPANY
C/O PETRUS ENVIROMENTAL
P.O. BOX 21173
ROANOKE, VIRGINIA 24018
PHONE: (540) 344-9800
FAX: (540) 344-9806
EMAIL: dpetrus@aol.com

VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION
C/O WESLEY HASKINS
CLARKSVILLE SOIL AND WATER OFFICE
CLARKSVILLE, VIRGINIA 23927
PHONE: (434) 374-3648
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FRANKLIN COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES
C/O ADAM CARTER
365 PELL AVE.
ROCKY MOUNT, VA 24151
PHONE: (540) 484-0292

VIRGINIA DEPARTMENT OF HEALTH
DIVISION OF WASTEWATER ENGINEERING
C/O JOHN SCHOFIELD
131 WALKER ST.
LEXINGTON, VIRGINIA 24450
PHONE: (540) 463-1642
FAX: (540) 463-3892

VIRGINIA DEPARTMENT OF HEALTH
DIVISION OF DRINKING WATER
C/O RAY WIELAND
1347 PINEY FOREST ROAD
DANVILLE, VIRGINIA 24540
PHONE: (434) 836-8416
FAX: (434) 836-8424



VICINITY MAP (1"=2000')

RESPONSIBLE LAND DISTURBER CERTIFICATION

PRINTED NAME _____

SIGNATURE _____

COMPANY NAME _____ ADDRESS _____

RESPONSIBLE LAND DISTURBER CERTIFICATION NUMBER _____

OWNER/DEVELOPER CERTIFICATION

THE OWNER/DEVELOPER CERTIFIES THAT THEY UNDERSTAND THE SITE DESIGN REQUIREMENT IMPOSED BY THE SITE DEVELOPMENT PLANS AND APPLICABLE COUNTY CODES, AS SHOWN HEREON, AND AGREES TO COMPLY WITH THESE PLANS DURING CONSTRUCTION, UNLESS MODIFICATIONS TO PLANS ARE APPROVED BY _____ COUNTY.

OWNER REPRESENTATIVE _____

STATE OF VIRGINIA

I, _____ OF _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED _____, 2007, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON _____, 2007. MY COMMISSION EXPIRES _____.

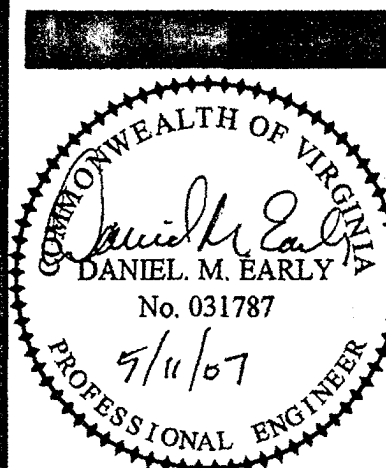
NOTARY PUBLIC _____

OWNER:	OPTIMA PROPERTIES, LLC 816 DAVIDSON STREET RALEIGH, NC 27609	PHONE: 919-523-7010 FAX: 360-343-7118 Email: Jmerritt@optimaprop.com
DEVELOPER:	OPTIMA PROPERTIES, LLC 816 DAVIDSON STREET RALEIGH, NC 27609	PHONE: 919-523-7010 FAX: 360-343-7118 Email: Jmerritt@optimaprop.com

2203 PETERS CREEK ROAD
ROANOKE, VIRGINIA 24017
P 540.562.2345 F 562.2344
INFO@ACSDSIGNLLC.COM
WWW.ACSDSIGNLLC.COM

SHEET INDEX:	
C1.1	COVER SHEET
C1.2	EXISTING CONDITIONS
C1.3	MASTER PLAN
C1.3A	MASTER PLAN REZONE NOTES
C1.3B	MASTER PLAN SHEET INDEX
C1.4	GRADING PLAN, E&S PLAN, UTILITY PLAN
C1.5	GRADING PLAN, E&S PLAN, UTILITY PLAN
C1.6	GRADING PLAN, E&S PLAN, UTILITY PLAN
C1.7	GRADING PLAN, E&S PLAN, UTILITY PLAN
C1.8	GRADING PLAN, E&S PLAN, UTILITY PLAN
C1.9	GRADING PLAN, E&S PLAN, UTILITY PLAN
C1.10	UTILITY PLAN, E&S PLAN
C1.11	ROAD DESIGN CENTERLINE DATA
C1.12	SEWER SYSTEM SITE PLAN DETAILS
C1.13	COVER ROAD PROFILE
C1.14	COVER ROAD ROAD & UTILITY PROFILE
C1.15	COVER ROAD ROAD & UTILITY PROFILE
C1.16	COVER ROAD ROAD & UTILITY PROFILE
C1.17	CLIFFS DRIVE ROAD & UTILITY PROFILE
C1.18	CLIFFS DRIVE ROAD & UTILITY PROFILE
C1.19	WATER SONG CIRCLE STREET & UTILITY PROFILE
C1.20	RETAINING WALL PROFILES

C2.1	EROSION & SEDIMENT CONTROL DETAILS
C2.2	EROSION & SEDIMENT CONTROL DETAILS
C3.1	TRANSPORTATION NOTES & DETAILS
C4.1	HP BUILDING PLAN
C4.2	HP BUILDING SECTIONS
C4.3	HP BUILDING SPECIFICATIONS & MISC. DETAILS
C4.4	TANK DETAILS
C4.5	WATERLINE DETAILS
C4.6	WELL #2 & WATER DETAILS
C4.7	WATER SYSTEM NOTES & DETAILS
C5.1	E-ONE PUMP DETAILS
C5.2	MASS DRAINFIELD PLANS
C5.3	STANDARD SEWER DETAILS
C6.1	WWTP LAB. FLOOR PLAN, NOTES & DETAILS
C6.2	WWTP LAB BUILDING SECTION & NOTES
C6.3	WWTP LABORATORY NOTES & DETAILS
C6.4	WWTP LABORATORY ELECTRICAL
C6.5	WWTP EQUIPMENT PLAN
C6.6	WWTP GENERAL CONFIGURATION PLAN
C6.7	BLOWHEEL PLAN
C7.1	MISCELLANEOUS STANDARD DETAILS
C7.2	STANDARD FENCE DETAILS
C7.3	PROPOSED SINGLE FAMILY DOCK PLAN
-	SURVEY PLAT (3 SHEETS)



DRAWN BY:	WTW	No. 1	08/28/2006
DESIGNED BY:	DME	Per FC/ACS	
CHECKED BY:	DME	No. 2	8/31/2006
DATE:	01 MAY 2006	E&S Per FC/ACS	
JOB NUMBER:	05271	No. 3	04/16/2007
		Grading Plan Revisions	
		No. 4	05/11/2007
		Grading Plan Revisions	

SHEET NUMBER: **C1.1**
The Coves at Smith Mtn Lake
COVER SHEET