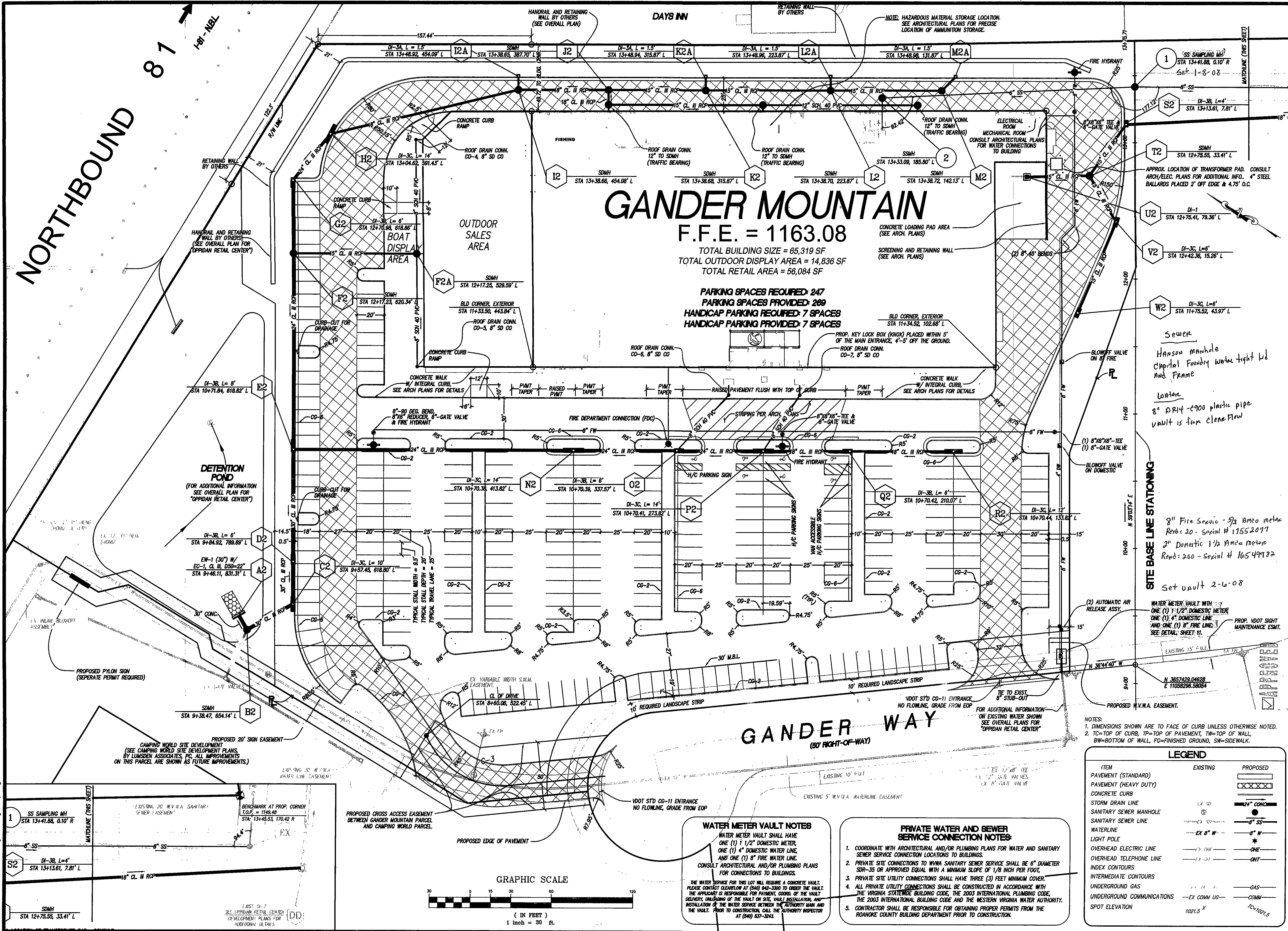
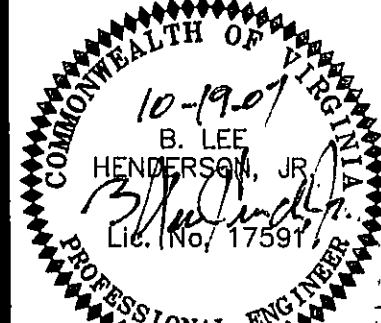




LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DIMENSIONAL
LAYOUT

GANDER MOUNTAIN
AT THE OPPIDAN RETAIL CENTER
PREPARED FOR
OPPIDAN INVESTMENT COMPANY
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

PHONE: (540) 774-4411
FAX: (540) 772-9445
P.O. BOX 20669
ROANOKE, VIRGINIA 24018
E-MAIL: MAIL@LUMSDENPC.COM

NO.	DATE	REVISIONS	DESCRIPTION
1			
2			
3			
4			
5			

DATE: October 19, 2007
SCALE: 1" = 30'
COMMISSION NO: 2006-224G
SHEET 5 OF 16

ITEM	EXISTING	PROPOSED
PAVEMENT (STANDARD)		
PAVEMENT (HEAVY DUTY)		
CONCRETE CURB		
STORM DRAIN LINE		
SANITARY SEWER MANHOLE		
SANITARY SEWER LINE		
WATERLINE		
LIGHT POLE		
OVERHEAD ELECTRIC LINE		
OVERHEAD TELEPHONE LINE		
INDEX CONTOURS		
INTERMEDIATE CONTOURS		
UNDERGROUND GAS		
UNDERGROUND COMMUNICATIONS		
SPOT ELEVATION		

PRIVATE WATER AND SEWER SERVICE CONNECTION NOTES:

- COORDINATE WITH ARCHITECTURAL AND/OR PLUMBING PLANS FOR WATER AND SANITARY SEWER SERVICE CONNECTION LOCATIONS TO BUILDING.
- PRIVATE SITE CONNECTIONS TO WYVA SANITARY SEWER SERVICE SHALL BE 6" DIAMETER SDR-35 OR APPROVED EQUAL WITH A MINIMUM SLOPE OF 1/8" INCH PER FOOT.
- PRIVATE SITE UTILITY CONNECTIONS SHALL HAVE THREE (3) FEET MINIMUM COVER.
- ALL PRIVATE UTILITY CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE VIRGINIA STATEWIDE BUILDING CODE, THE 2003 INTERNATIONAL PLUMBING CODE, THE 2003 INTERNATIONAL BUILDING CODE AND THE WESTERN VIRGINIA WATER AUTHORITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PROPER PERMITS FROM THE ROANOKE COUNTY BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.

WATER METER VAULT NOTES

WATER METER VAULT SHALL HAVE ONE (1) 1 1/2" DOMESTIC METER, ONE (1) 4" DOMESTIC WATER LINE, AND ONE (1) 8" FIRE WATER LINE. CONSULT ARCHITECTURAL AND/OR PLUMBING PLANS FOR CONNECTIONS TO BUILDINGS.

THE WATER SERVICE FOR THIS LOT WILL REQUIRE A CONCRETE VAULT. PLEASE CONTACT CLEARFLOW AT (540) 942-3300 TO ORDER THE VAULT. THE APPLICANT IS RESPONSIBLE FOR PAYMENT, ORDER OF THE VAULT, DELIVERY, UNLOADING OF THE VAULT ON SITE, VAULT INSTALLATION, AND INSTALLATION OF THE WATER SERVICE BETWEEN THE AUTHORITY MAIN AND THE VAULT. PRIOR TO CONSTRUCTION, CALL THE AUTHORITY INSPECTOR AT (540) 537-3643.

NOTES:
1. DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. TC=TOP OF CURB, TP=TOP OF PAVEMENT, TW=TOP OF WALL, BW=BOTTOM OF WALL, FO=FINISHED GROUND, SW=SIDEWALK.

WATER METER VAULT WITH:
ONE (1) 1 1/2" DOMESTIC METER
ONE (1) 4" DOMESTIC LINE
AND ONE (1) 8" FIRE LINE.
SEE DETAIL SHEET 11.

PROP. VDOT SIGHT MAINTENANCE ESMT.

8" Fire Service - 5/2 Amco metal
Rend: 20 - Serial # 17552077
2" Domestic 1/2 Amco metal
Rend: 200 - Serial # 16549922
Set vault 2-6-08

Water
8" DR11 - 4900 plastic pipe
Vault is from clone flow

Sewer
Hanson Manhole
Capital Foundry water tight lid
and frame

APPROX. LOCATION OF TRANSFORMER PAD. CONSULT ARCH/ELEC. PLANS FOR ADDITIONAL INFO. 4" STEEL BALLARDS PLACED 2' OFF EDGE & 4.75' O.C.

SS SAMPLING MH
STA 134-41.88, 0.10' R
Set 1-8-08

SS SAMPLING MH
STA 134-41.88, 0.10' R
Set 1-8-08