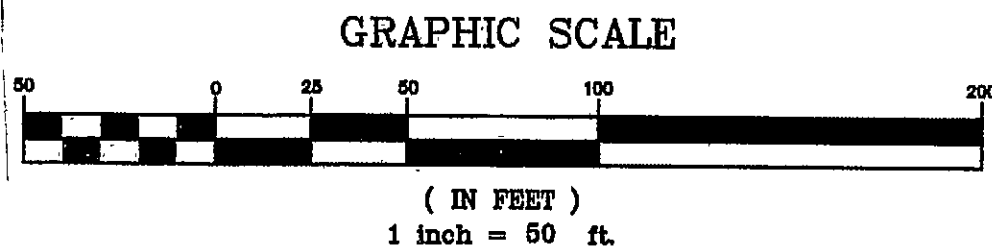


- NOTES:
- ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WESTERN VIRGINIA WATER AUTHORITY'S WATER AND SANITARY SEWER STANDARDS.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 - SANITARY SEWER MATERIAL SHALL BE PVC, SDR 35, EXCEPT AS NOTED, OR APPROVED EQUAL.
 - WATER LINE MAIN MATERIAL SHALL BE C900 PVC, DR14, EXCEPT AS NOTED, OR APPROVED EQUAL.
 - THE WORKING PRESSURE FOR WATER MAINS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IS LESS THAN 100 PSI.
 - WET TAPS TO THE EXISTING WATER MAIN ARE TO BE PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY AFTER THE CONTRACTOR HAS PERFORMED EXCAVATION AND SHORING PER OSHA REGULATIONS. THE CONTRACTOR SHALL FURNISH AND INSTALL THE TAPPING SLEEVE AND TAPPING VALVE.
 - NEW SANITARY SEWER MANHOLES NO. 1 AND NO. 10 TO BE SET ON THE EXISTING SANITARY SEWER LINE WILL REQUIRE BYPASS PUMPING OF THE EXISTING SANITARY SEWER FLOW PER THE CONDITIONS OF SECTION 3.5 OF SPECIFICATION 02731 OF THE WESTERN VIRGINIA WATER AUTHORITY'S WATER AND SANITARY SEWER STANDARDS. A WESTERN VIRGINIA WATER AUTHORITY INSPECTOR MUST BE ON-SITE DURING INSTALLATION OF THE NEW MANHOLES.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY REPAIRS FOR DAMAGE TO EXISTING STRUCTURES AS A RESULT OF CONSTRUCTION IN ACCORDANCE WITH 1001, WESTERN VIRGINIA WATER AUTHORITY, AND/OR ROANOKE COUNTY STANDARDS AND SPECIFICATIONS.
 - LIGHT POLES TO BE INSTALLED BY AEP. LIGHT POLE LOCATIONS TO BE 10.5 FEET OFF BACK OF CURB ON THE LEFT SIDE OF GANDER WAY AND 5.5 FEET OFF BACK OF CURB ON THE RIGHT SIDE OF GANDER WAY. LIGHTS POLES SHALL BE SITUATED SUCH THAT ALL FIXTURES AND OVERHANGS ARE LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.

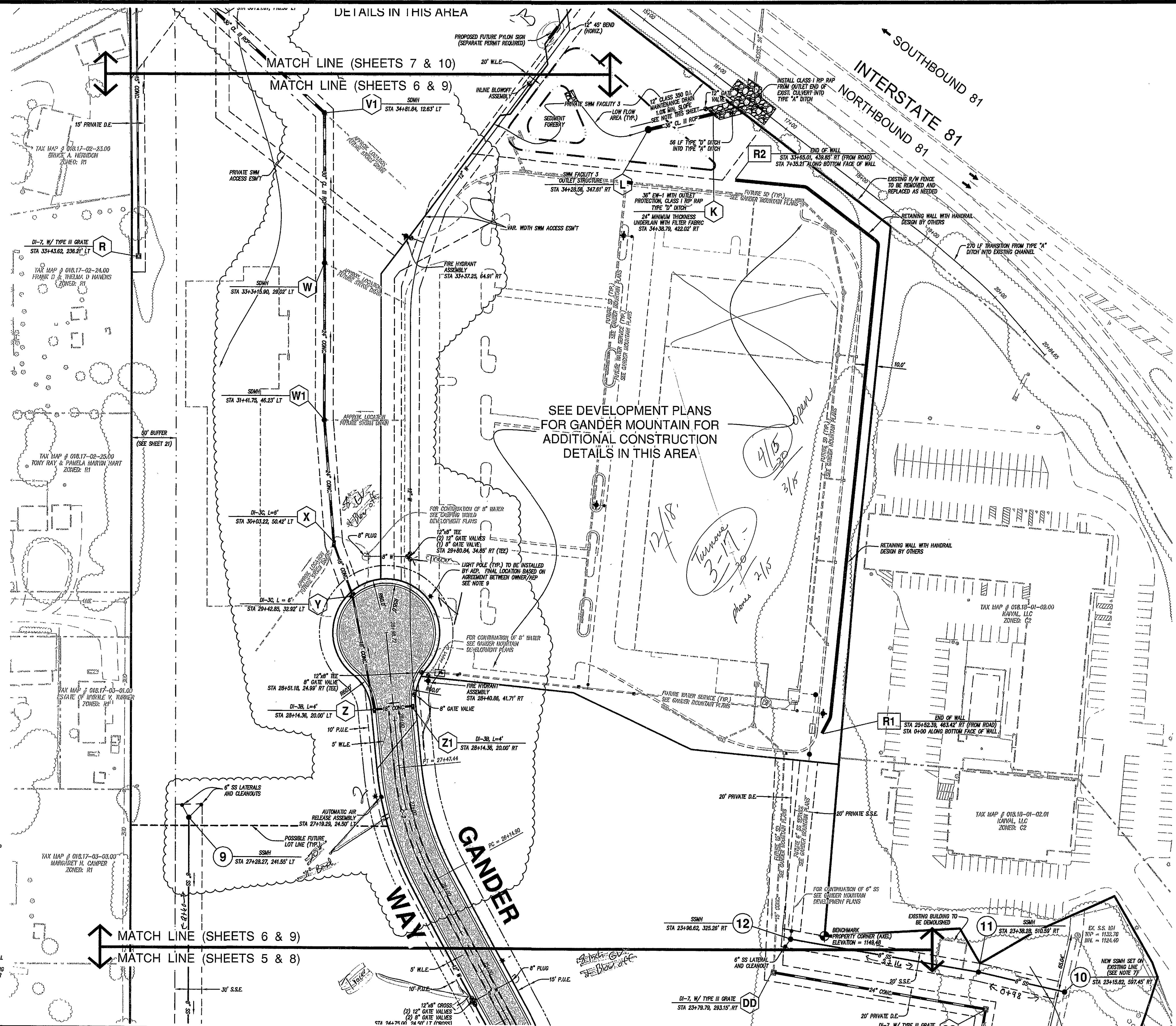
SANITARY SEWER MAIN BEARINGS AND DISTANCES		
LINE	BEARING	DISTANCE
1 TO 2	S 58° 51' 31" W	36.40'
2 TO 3	S 58° 51' 31" W	135.00'
3 TO 4	S 98° 50' 59" W	324.64'
4 TO 6	S 79° 08' 07" W	208.43'
6 TO 7	S 53° 15' 20" W	258.50'
7 TO 8	N 36° 44' 40" W	253.16'
8 TO 9	N 36° 44' 40" W	262.00'
10 TO 11	S 69° 22' 02" W	98.80'
11 TO 12	S 63° 12' 03" W	213.75'

- C-1**
Centerline
A= 4522.35'
D= 1127.33'
R= 500.00'
T= 209.04'
L= 395.95'
P.C. 20+44.22
P.T. 22+40.21
- C-2**
Centerline
A= 22.819"
D= 1712.21"
R= 333.00'
T= 87.16'
L= 132.54'
P.C. 28+14.90
P.T. 26+92.06
P.T. 27+47.44



STORMWATER MANAGEMENT MAINTENANCE DRAIN NOTE:

ALL MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH THE STORMWATER MANAGEMENT AGREEMENT EXECUTED AS A PART OF THE APPROVAL OF THESE DEVELOPMENT PLANS BY ROANOKE COUNTY. IN ADDITION, ALL MAINTENANCE OF EACH STORMWATER MANAGEMENT FACILITY SHALL BE IN ACCORDANCE WITH DOR STANDARDS. IF DRAINING OF ONE OF THE STORMWATER MANAGEMENT FACILITIES IS REQUIRED, AN INSPECTION OF THE WATER WITHIN THE FACILITY SHALL BE PERFORMED PRIOR TO DRAINING. IF THE WATER WITHIN THE FACILITY IS SEDIMENT LOADED, THEN THE MAINTENANCE DRAIN SHALL NOT BE UTILIZED. THE FACILITY THEN SHALL BE DRAINED BY MEANS OF PUMPING AND THE WATER MUST BE FILTERED IN ACCORDANCE WITH DOR STANDARDS THROUGH SUCH METHODS AS DESCRIBED IN DOR'S ESC HANDBOOK, STANDARD AND SPECIFICATION 3.28 - DRAINAGE STRUCTURE.



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COMMONWEALTH OF VIRGINIA
THOMAS C. DALE
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11/14/07
PROFESSIONAL ENGINEER

DIMENSIONAL LAYOUT

OVERALL SITE INFRASTRUCTURE AND MASS GRADING DEVELOPMENT PLANS FOR THE OPPIDAN RETAIL CENTER
PREPARED FOR
OPPIDAN INVESTMENT COMPANY
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION
1	6/26/07	ADDED NOTE FOR SWM MAINTENANCE
2	9/7/07	DEVELOPER REVISIONS
3	10/7/07	ADDED SWM FENCING AND WATER LINE SUB FENCING, CLOSING AND ADJUSTING
4	11/14/07	STORM DRAIN

DATE: June 5, 2007

SCALE: 1" = 50'

COMMISSION NO.: 2006-2240

SHEET 6 OF 23