

DATE: 10/25/04
REVISIONS
12/01/04
01/14/05
02/07/05
03/09/05

PIERSON
ENGINEERING
&
SURVEYING

P.O. BOX 311
1324 ROANOKE ROAD
DALEVILLE, VA 24083

(540) 966-3027 TEL
(540) 966-5906 FAX
e-mail: rpierson@netnet.com

SUBDIVISION PLAN
FOR
GREEN RIDGE PLACE
ROANOKE COUNTY, VIRGINIA

PLAN SHEET
COMMONWEALTH OF VIRGINIA
RODERICK F. PIERSON
NO. 023842
PROFESSIONAL ENGINEER
COMMISSION
R2004156
SHEET
2

COURSE	BEARING	DISTANCE
L1	S 69°31'00"E	46.86'
L2	S 49°03'00"E	29.16'
L3	S 13°11'05"E	7.40'
L4	N 13°00'00"E	33.89'
L5	N 03°10'00"E	6.40'
L6	N 32°13'00"W	46.50'
L7	N 47°00'00"W	13.57'
L8	N 47°00'00"W	6.24'
L9	N 14°18'00"W	8.03'
L10	N 14°18'00"W	39.47'
L11	N 60°40'00"W	21.00'
L12	N 16°45'00"E	8.29'
L13	N 16°45'00"E	41.71'
L14	S 68°00'00"W	25.00'
L15	N 13°30'00"W	28.05'

- GENERAL NOTES:
1. EACH PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY LOCATED IN A DEDICATED STORMWATER MANAGEMENT EASEMENT ASSOCIATED WITH THEIR PROPERTY.
 2. DOWN SPOUTS FROM THE DWELLINGS ARE TO BE CONNECTED TO THE STORMWATER MANAGEMENT FACILITY.
 3. NO GRADING OR BUILDING ACTIVITY WILL BE ALLOWED WITHIN THE DESIGNATED FLOODWAY.
 4. AN ELEVATION CERTIFICATE WILL BE REQUIRED FOR EACH LOT.
 5. THE FLOODWAY SHALL BE STAKED PRIOR TO CONSTRUCTION (GRADING).
 6. ALL STORMWATER MANAGEMENT AREA EASEMENTS SHALL BE STAKED PRIOR TO INSTALLATION.
 7. NO STOCKPILE AREAS ARE PROPOSED FOR THIS SITE.

LOT	BASE FLOOD ELEV.	MINIMUM FLOOR ELEV.
LOT 1	1065.6	1067.6
LOT 2	1065.8	1067.7
LOT 3	1066.2	1068.2
LOT 4	1067.06	1069.06
LOT 5	1068.0	1070.0
LOT 6	1068.91	1070.91
LOT 7	1069.75	1071.75
LOT 8	1070.75	1072.75
LOT 9	1071.68	1073.68

MINIMUM FLOOR ELEVATION INCLUDES BASEMENT FLOOR.

LOT #	CLEANOUT INV. ELEV.	MIN. FLOOR ELEV.
1	1052.48	1054.48
2	1053.07	1055.07
3	1053.67	1055.67
4	1054.28	1056.28
5	1054.88	1056.88
6	1057.16	1059.16
7	1060.71	1062.71
8	1061.70	1063.70
9	1062.73	1064.73

