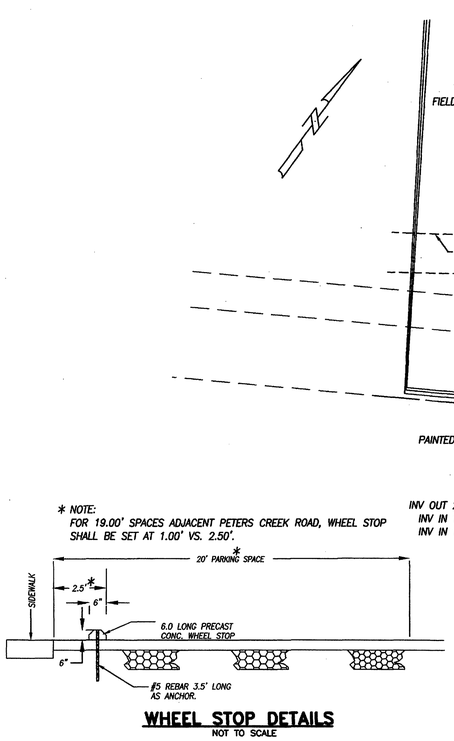

WHEEL STOP DETAILS
NOT TO SCALE

Fire Hydrant
- AVK Model 27-80 Ductile
- Tag # 10058

Water Service
- 1" Copper
- Installed by Economy Plumbing & LLS

Sewer Lateral
- 6" SDR 35 PVC
- Sewer MH, Concrete, Hanson
- Lid & Frame East Jordan

EXIST. SDMH TOP=1126.6 FIELD VERIFY THE INVERTS
EXISTING STORMWATER MANAGEMENT FACILITY
30.00' PUBLIC DE PB19, PG58
EXIST 66" RCP
GRAVEL ROAD
30.00' ACCESS EASEMENT
PAINTED UTILITY LINES
EXIST. CURB
EXIST. DI-3B TOP=1125.1
INV OUT 24"RCP=1116.7
INV IN 12"RCP=1117.2
INV IN 12"RCP=1116.5
REMOVE THE EXISTING GRAVEL ACCESS ROAD FROM PETERS CREEKS ROAD TO THIS POINT
EXIST. TELEPHONE RISER
EXIST. TRANSFORMER
EXIST. TELEPHONE RISER
TIE ACCESS DRIVE INTO THE PROPOSED DRIVE
END PROPOSED PAVED DRIVE BEGIN GRAVEL
EXISTING GRAVEL DRIVE
CONC. WHEEL STOPS (TYP.) SEE DETAIL THIS SHEET
CG-6 TYP.
18.00 24.00 20.00
8 SPACES 8 SPACES
PROP. EP
R=30.00'
R=5.00'
R=3.66'
R=12.50'
1 SPACE
1 LOADING SPACE 10' X 20'
R=15.00'
1 SPACE
EXP.JOINT
GARAGE 2 SPACES
EXP.JOINT
GOVERED STOOP
PROPOSED ORTHODONTIST OFFICE 2 STORY 7,175 SF± SEE ARCHITECTURAL PLANS FOR BUILDING DETAILS
COVERED PORCH
HANDICAP PARKING SIGN
EXP.JOINT
RAMP
3.66'
CG-2
12 SPACES
9.00'
8.00' 8.00' 8.00'
18.00'
24.00'
90.01'
PROP. EP
4 SPACES
4 SPACES
19.06'
FRONT SETBACK
20.00'
EXIST. TELEPHONE RISER
EXIST. UTILITY POLE
Sampling Structure
15.00' SIGN SETBACK
EXIST. JUNCTION BOX TOP DI-7=1121.1 BOTTOM =1100.2
NEW CLEANOUT
220' From Upstream MH
PROPOSED 5/8" METER
EXIST EP
MATCH EXIST. ELEVATION
EXIST. BLOW-OFF
PROP. SAMPLING MANHOLE AT EXIST. C.O. LOCATION
PETERS CREEK ROAD NW
EXIST. TRAFFIC COUNT BOX
EXIST. ELECTRIC BOX
EXISTING TREE LINE
30.00' BUFFER
COVERED ACCESS TO 2 STORY
30.16'
31.04'
EXP.JOINT
CLEANOUT IN PATIO TO HAVE FLUSH SET BRASS CAP
COORDINATE PATIO WITH OWNER
5.50' SIDEWALK
71.56'
PROP. EP
PROPOSED 3/4" WATER LINE
SEE GENERAL NOTE #12 ON SHEET 2
EXIST. HEADWALL INV=1110.1
EXIST. 10.0' PE AND DE DB. 1510, PG. 74
EXIST. 24" RCP
EXIST. 18" RCP INV=1113.5
10.00' LANDSCAPE STRIP
EXIST. SSMH TOP=1122.3
INV IN 8" PVC=1116.1
INV OUT 8" PVC=1115.3
S55°51'58"W 189.04'
R=3744.72'
PATRICK W. AYERS
WAYNE I. AYERS
ZONED: R2
TAX MAP # 37.08-1-32
PATRICK W. AYERS
WAYNE I. AYERS
ZONED: R2
TAX MAP # 37.08-1-31
SHARON P. COLEMAN
ZONED: C2C
TAX MAP # 37.08-1-4
BIG LICK DEVELOPMENT LLC
ZONED: C2
TAX MAP # 37.08-1-6.2
SIMPSON-THARP FUNERAL HOME
EXIST. 30.00' ACCESS EASEMENT PB. 28, PG. 5
EXISTING CURB
EXISTING BLOW OFF VALVE END OF WATERLINE EXIST. FIRE HYDRANT IS 410'± ON THE WEST SIDE OF PARCEL 37.08-1-6.2
EXISTING SIGN
EXIST. UTILITY POLE
PROP. FIRE HYDRANT ASSEMBLY
EXIST. OVERHEAD UTILITY LINE
EXIST 5.0' SS ESMT PB. 19, PG. 5
EXIST. SSMH TOP=1125.6
INV IN 8" PVC=1118.1
INV OUT 8" PVC=1118.0
EXIST. GAS VALVE
MATCH EXIST. ELEVATION
48.00' TAPER EACH SIDE
EXIST. WATER VALVE TYP.
PROPOSED VDOT COMMERCIAL ENTRANCE OBTAIN A STREET OPENING PERMIT FROM THE CITY OF ROANOKE PRIOR TO CONSTRUCTION.
EXIST. GRAVEL ROAD REMOVE GRAVEL FROM THIS POINT TO THE END OF THE NEW CONSTRUCTION
R=25.00'
R=25.00'
SEE GENERAL NOTE #12 ON SHEET 2
R15.00' EA. SIDE
CENTURION DRIVE 50' R/W
S35°53'50"E 1114.48'
S36°51'58"E 50.00'
S60°36'37"E 45.84'
S28°34'43"E 98.21'
S58°45'21"E 271.25'
N61°14'14"E 55.56'
OHE
8"SS
12"W
17.83'
24.14'
23.85'
21.81'
R=15.00'
24.00'
12.00'
C.O.
GO
AS - BUILT
03/09/2007
WVWA ID# 6PHP4D

JACK DURRELL ELLINWOOD
No. 001107
LANDSCAPE ARCHITECT
COMMONWEALTH OF VIRGINIA
9/26/05

ENGINEERING CONCEPTS, INC.
3433 BRAMBLETON AVENUE, SUITE 200B
ROANOKE, VIRGINIA 24018
540.776.5715 FAX: 540.776.8543

No.	Revision	By	Appd.	Date
1	REV. PER CO. COMMENTS 7/25/05	DRB	JDE	8-23-05
2	CO. 9-7-05, CITY 9-1-05 COM.	DRB	JDE	9-26-05
3	BUILDING LOCATION & SIZE 5/16/06	JSH	JDE	5-16-06

Drawn DRB
Designed DRB
Checked JDE
Approved JDE

ORTHODONTIST OFFICE FOR PAUL C. KAISER LTD.

SITE DIMENSIONAL & UTILITY PLAN
ROANOKE COUNTY, VIRGINIA

SCALE: 1"=20'
JULY 7, 2005
PROJECT: 05050
4