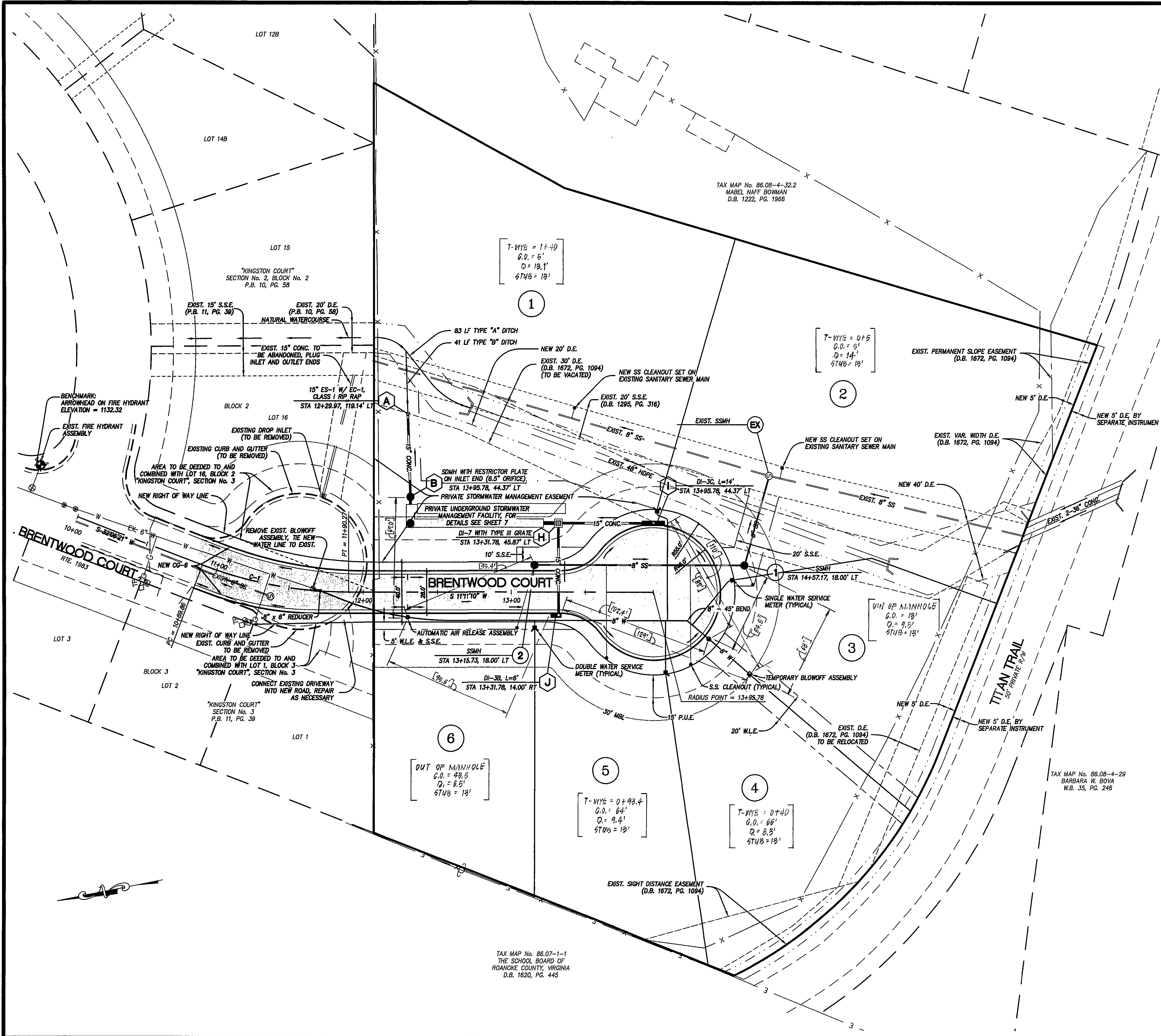




- NOTES:
1. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ROANOKE COUNTY UTILITY DEPARTMENT'S WATER AND SANITARY SEWER REGULATIONS.
 2. ALL CONNECTIONS TO EXISTING WATER AND SANITARY SEWER FACILITIES SHALL BE PERFORMED BY THE ROANOKE COUNTY UTILITY DEPARTMENT.
 3. ALL LOTS IN THIS SUBDIVISION WILL REQUIRE AN INDIVIDUAL PRESSURE REDUCING VALVE ON THE CUSTOMER'S SIDE OF THE METER. SEE DETAIL ON SHEET 4.
 4. ACCESS TO THIS PROPERTY MUST BE FROM EXISTING BRENTWOOD COURT. NO ACCESS WILL BE ALLOWED FROM TITAN TRAIL.

- CONSTRUCTION SEQUENCE FOR THE REMOVAL AND RECONSTRUCTION OF THE EXISTING CUL DE SAC OF BRENTWOOD COURT
1. CONTRACTOR SHALL SCHEDULE CONSTRUCTION TO MINIMIZE THE AMOUNT OF DISRUPTION TO ADJACENT PROPERTY OWNERS TO THE EXISTING CUL DE SAC OF BRENTWOOD COURT.
 2. MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION. MAINTAIN, AT MINIMUM, A GRAVEL DRIVEWAY THROUGH THE CONSTRUCTION AREA TO EACH AFFECTED EXISTING DRIVEWAY. PAVE NEW DRIVEWAYS AS SOON AS CONSTRUCTION ALLOWS.
 3. REMOVE EXISTING CURB, GUTTER, AND PAVEMENT AS SHOWN ON THE DEVELOPMENT PLANS.
 4. GRADE AREAS AS SHOWN ON THE DEVELOPMENT PLANS.
 5. CONSTRUCT NEW CURB AND GUTTER IN ACCORDANCE WITH THE DEVELOPMENT PLANS.
 6. PROVIDE PERMANENT STABILIZATION (PERMANENT SEEDING OR PAVEMENT) TO THE LIMITS SHOWN ON THE DEVELOPMENT PLAN AS SOON AS THOSE AREAS ARE BROUGHT TO FINAL GRADE.

SANITARY SEWER MAIN BEARINGS AND DISTANCES		
LINE	BEARING	DISTANCE
EXIST. - 1	N 62° 53' 29" W	61.49'
1 - 2	N 11° 11' 10" E	141.44'

C-1
Centerline
A= 2053.12'
D= 2050.05'
R= 275.00
T= 50.77
L= 100.41
P.C. 10+89.88
P.T. 11+90.27

LEGEND		
ITEM	EXISTING	PROPOSED
Pavement	---	---
Curb and Gutter	---	---
Storm Drain Line	---	---
Sanitary Sewer Manhole	⊙	⊙
Sanitary Sewer Line	---	---
Waterline	---	---
Hydrant	⊙	⊙
Contours	1020	1020

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THOMAS C. DALE
No. 033002
2/28/03
PROFESSIONAL ENGINEER

DIMENSIONAL LAYOUT

"THE MANOR AT KINGSTON COURT"
PREPARED FOR
STEPHEN A. STILLWELL AND JEFFREY S. TODD
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

"AS-BUILT"

REVISIONS		DATE		DESCRIPTION	
NO.	DATE	NO.	DATE	DESCRIPTION	REVISION
1	12/18/02	1	12/18/02	REVISED DEVELOPMENT NAME	
2	2/28/03	2	2/28/03	ADDED BERM ADJACENT TO TITAN TRAIL	
3	6/19/03	3	6/19/03	AS-BUILT SANITARY SEWER	
4		4			
5		5			

DATE: NOVEMBER 14, 2002
SCALE: 1" = 30'
COMMISSION NO.: 2002-015
CADD FILE: P:\03001\030105\ENG\018000.DWG
SHEET 5 OF 9