SANITARY SEWER LATERAL ELEVATION TABLE

Bldg #	Station	Offset	Road Name	Max Bldg SS Elev	CO Inv Elev
4	13+59.17	18.00' LT	Orchard Hill Drive		1097.27
1	13+70.96	81.30' LT	Orchard Hill Drive	1100.00	1099.00
5	12+94.60	5.00' RT	Orchard Hill Drive		1087.30
6	12+98.00	46.24' RT	Orchard Hill Drive	1090.10	1088.10
3	11+82.60	15.00' RT	Orchard Hill Drive		1084.42
1	11+82.60	87.04' RT	Orchard Hill Drive	1085.00	1083.00
1	15+50.17	5.00' RT	Redcorn Drive		1084.10
1	15+79.32	44.53' LT	Redcorn Drive	1087.00	1085.00
10	16+73.66	18.00' LT	Redcorn Drive		1081.06
10	16+78.81	43.00' LT	Redcorn Drive	1084.35	1082.35
7	17+66.44	15.00' RT	Redcorn Drive		1088.12
7	17+37.83	48.00' RT	Redcorn Drive	1091.00	1089.00
2	17+99.03	9.95' LT	Redcorn Drive		1089.55
2	18+06.43	32.00' LT	Redcorn Drive	1092.60	1090.60
CLUB	14+48.33	144.37' RT	Gloster Drive		1082.23
CLUB	15+66.64	72.75' RT	Gloster Drive	1086.50	1084.50
3	15+51.76	28.00' LT	Gloster Drive		1086.48
3	16+08.50	46.70' LT	Gloster Drive	1089.00	1087.00
9	16+39.50	15.00' RT	Jonathan Place		1077.70
9	16+40.02	28.83' RT	Jonathan Place	1081.10	1078.10
8	12+18.41	15.00' RT	Jonathan Place		1082.60
8	12+16.41	76.10' RT	Jonathan Place	1086.00	1084.00
MAIN1	11+60.30	7.00' RT	Colpin Street	1087.00	1085.00
MAIN1	10+96.13	21.75' RT	Colpin Street		1087.00
MAIN1	11+10.28	7.00' LT	Colpin Street		1084.08

NOTES:
1. ALL WATER AND SANITARY SEWER FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE ROANOKE COUNTY WATER AND SEWER REGULATIONS
2. ALL RETAINING WALLS ARE TO BE DESIGNED BY OTHERS. IT SHOULD ALSO BE NOTED THAT ANY RETAINING WALLS 6 FEET HIGH OR GREATER WILL BE REQUIRED TO BE DESIGNED, REVIEWED & APPROVED BY A PROFESSIONAL ENGINEER
3. ALL TAPS TO PUBLIC UTILITIES (WATER & SEWER) TO BE MADE BY ROANOKE COUNTY UTILITY DEPARTMENT.
4. PROPOSED VALVES SHOWN IN CURB & GUTTER FOR DRAFTING CLARITY ONLY. ACTUAL VALVE LOCATION IS TO BE WITHIN THE ASPHALT
5. MINIMUM SETBACK FOR IDENTIFICATION SIGNS IS 15', AND SEPARATE SIGN PERMIT WILL BE REQUIRED

PROPERTY OF
F. & W. COMMUNITY
DEVELOPMENT CORP.
[ZONED C-1C]

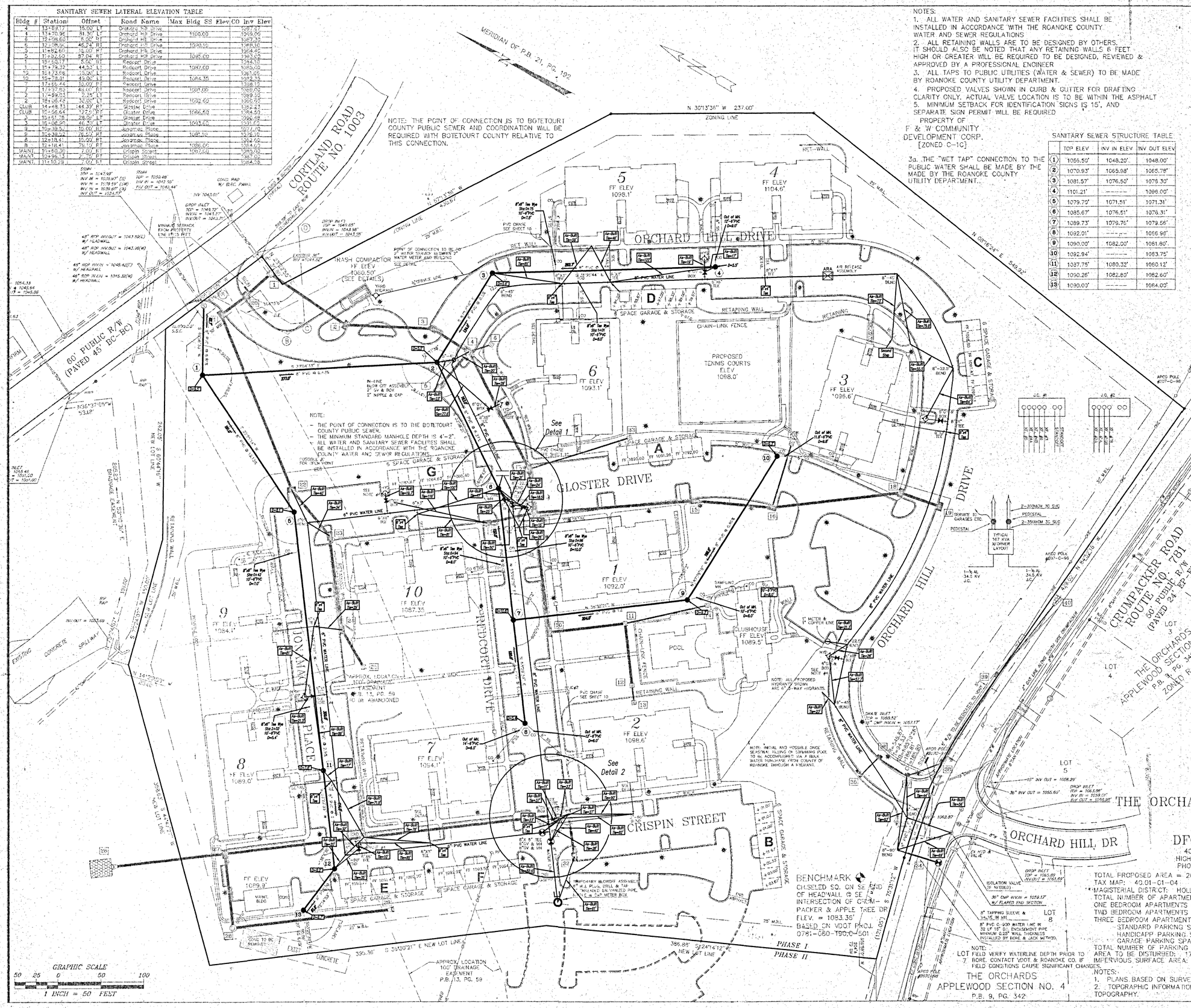
3a. THE "WET TAP" CONNECTION TO THE PUBLIC WATER SHALL BE MADE BY THE MADE BY THE ROANOKE COUNTY UTILITY DEPARTMENT.

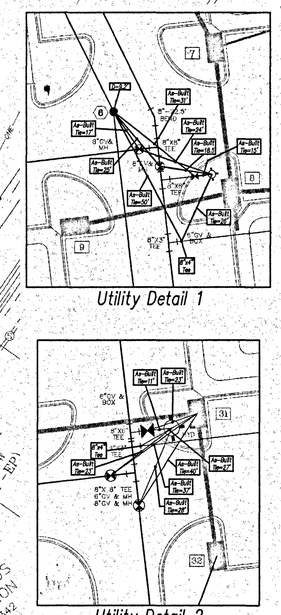
SANITARY SEWER STRUCTURE TABLE

	TOP ELEV	INV IN ELEV	INV OUT ELEV
1	1059.59'	1048.20'	1048.00'
2	1070.93'	1065.98'	1065.78'
3	1081.57'	1076.50'	1076.30'
4	1101.21'	------	1096.00'
5	1079.70'	1071.51'	1071.31'
6	1085.67'	1076.51'	1076.31'
7	1089.73'	1079.76'	1079.56'
8	1092.01'	------	1086.98'
9	1090.00'	1082.00'	1081.80'
10	1092.94'	------	1083.75'
11	1087.75'	1080.32'	1080.12'
12	1090.26'	1082.80'	1082.60'
13	1090.03'	------	1084.00'

LEGEND

- UTILITY POLE
- OVERHEAD ELECTRIC LINES
- GATEVALVE & MANHOLE
- GATEVALVE & BOX
- WATER METER
- SANITARY SEWER MAIN & CLEANOUT
- SANITARY SEWER STRUCTURE NUMBER
- YARD INLET
- CATCH BASIN
- STORM DRAIN MANHOLE
- STORM STRUCTURE NUMBER
- SPOT ELEVATION
- FENCE
- BENCHMARK
- SAMPLING STRUCTURE





* Note *
All As-Built dimensions as shown hereon are based on the locations made and provided by the Contractor; J.P. Turner

As-Built
UTILITY PLAN
THE ORCHARDS APARTMENT HOMES
SITE IMPROVEMENTS
ROANOKE COUNTY, VIRGINIA
FOR
DFC ROANOKE, LLC
4045 PREMIER DRIVE, SUITE 208
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 889-8976 EXT. 303

TOTAL PROPOSED AREA = 20.116 ± ACRES
TAX MAP: 40.01-01-04
MAGISTERIAL DISTRICT: HOLLINS
TOTAL NUMBER OF APARTMENTS = 240 UNITS
ONE BEDROOM APARTMENTS = 120 UNITS
TWO BEDROOM APARTMENTS = 60 UNITS
THREE BEDROOM APARTMENTS = 60 UNITS
STANDARD PARKING SPACES: 437
HANDICAPP PARKING SPACES: 10
GARAGE PARKING SPACES: 42
TOTAL NUMBER OF PARKING SPACES SHOWN: 489 SPACES
AREA TO BE DISTURBED: 17.2± ACRES
IMPERVIOUS SURFACE AREA: 7.89± ACRES (39.2% ISA)

NOTES:
1. PLANS BASED ON SURVEY BY T. P. PARKER & SON. (PB 23, PG 12)
2. TOPOGRAPHIC INFORMATION FROM FIELD SURVEYS AND AERIAL TOPOGRAPHY.

DFC ROANOKE, LLC
4045 PREMIER DRIVE
SUITE 206
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 889-6011
FAX: (336) 889-8990

REV.	DATE	DESCRIPTION	BY
1	4/11/00	ADDRESS COUNTY COMMENTS	JAH
2	5/08/00	ADDRESS COUNTY COMMENTS	JAH
3	5/26/00	ADDRESS COUNTY COMMENTS	JAH
4	11/7/00	SANITARY SEWER TOP REVISIONS	PRB
5	05/18/01	As-Built Information Added	PRB

JOB NUMBER:	115
DATE:	1/12/00
DESIGNED:	JAH/PRB
DRAWN:	JAH/PRB
CHECKED:	PRB
SCALE:	1" = 50'
	1" = 5' VERT.

UTILITY PLAN
THE ORCHARDS APARTMENT HOMES
SITE IMPROVEMENTS
ROANOKE COUNTY, VIRGINIA

SHEET NO. 3 OF 18

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