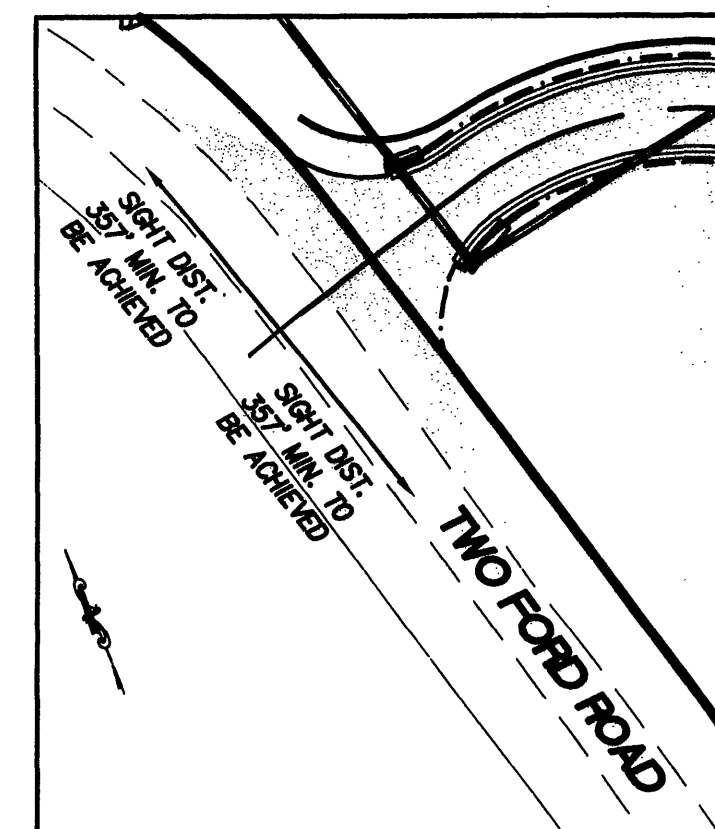




NOTE:
PER LETTER DATED NOV. 10, 2004 THE DESIGN SPEED LIMIT
AT THIS ENTRANCE IS 35 MPH BOTH DIRECTIONS REQUIRING
A SIGHT DISTANCE MIN. OF 357 FT. EACH DIRECTION.

SIGHT DISTANCE
NO SCALE

MINIMUM F.F. ELEVATIONS

UNIT	MINIMUM FLOOR ELEVATION FOR GRAVITY SANITARY SEWER SERVICE	CLEANOUT INVERT	FLOOR ELEVATION
1	1294.18	1294.30	1298.30
2	1296.47	1296.59	1300.60
3	1301.58	1301.70	1305.80
4	1302.27	1302.39	1306.49
5	1310.82	1310.94	1315.00
6	1310.00	1310.12	1314.00
7	1323.38	1323.50	1327.44
8	1330.38	1330.50	1334.00
9	1330.64	1330.76	1334.00
10	1330.17	1330.29	1334.00
11	1340.38	1340.50	1343.70
12	1354.85	1354.97	1358.10
13	1357.04	1357.16	1360.10
14	1350.85	1350.97	1355.20
15	1363.74	1363.86	1368.10
16	1368.17	1368.29	1372.40
17	1368.17	1368.29	1372.40
18	1368.17	1368.29	1372.40
19	1368.17	1368.29	1372.40
20	1368.17	1368.29	1372.40
21	1368.17	1368.29	1372.40
22	1368.17	1368.29	1372.40
23	1368.17	1368.29	1372.40
24	1368.17	1368.29	1372.40
25	1368.17	1368.29	1372.40
26	1368.17	1368.29	1372.40
27	1368.17	1368.29	1372.40
28	1368.17	1368.29	1372.40
29	1368.17	1368.29	1372.40
30	1368.17	1368.29	1372.40

NOTES:

- 1) DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 2) TC=TOP OF CURB, TP=TOP OF PAVEMENT, TW=TOP OF WALL, BW=BOTTOM OF WALL, FG=FINISHED GROUND, SW=SIDEWALK.

LEGEND

ITEM	EXISTING	PROPOSED
PAVEMENT	---	---
CONCRETE CURB	---	---
STORM DRAIN LINE	---	---
SANITARY SEWER MANHOLE	---	---
SANITARY SEWER LINE	---	---
WATERLINE	---	---
LIGHT POLE	---	---
OVERHEAD ELECTRIC LINE	---	---
OVERHEAD TELEPHONE LINE	---	---
INDEX CONTOURS	---	---
INTERMEDIATE CONTOURS	---	---
UNDERGROUND GAS	---	---
UNDERGROUND COMMUNICATIONS	---	---
SPOT ELEVATION	---	---

ADDITIONAL DIMENSIONAL LAYOUT NOTES:

- 1) SEE SUBDIVISION PLAN FOR ADDITIONAL BOUNDARY INFORMATION.
- 2) SITE BENCHMARK PROVIDED UPON REQUEST.
- 3) EXISTING WATER WELL SHOWN SHALL BE CAPPED IN ACCORDANCE WITH VIRGINIA DEPARTMENT OF HEALTH STANDARDS AND REGULATIONS.
- 4) FINISHED FLOOR, BASEMENT, AND SUB-BASEMENT ELEVATIONS GIVEN ON THIS SHEET ARE BASED ON THE UNIT PLACEMENT SHOWN HEREON. UNITS LOCATED OTHERWISE WILL REQUIRE NEW FINISHED FLOOR AND SANITARY SEWER CLEANOUT ELEVATIONS AND SHALL BE APPROVED BY THE ENGINEER.
- 5) LIMITS OF CLEARING AND GRADING SHALL BE ESTABLISHED AND CLEARLY MARKED PRIOR TO BEGINNING GRADING OPERATIONS.
- 6) EXISTING WELL SHALL BE CAPPED IN ACCORDANCE WITH VIRGINIA DEPARTMENT OF HEALTH STANDARDS AND REGULATIONS.
- 7) THE SUBDIVISION PLAN AND ALL APPROVED DEEDS OF SUBDIVISION, OR SIMILAR INSTRUMENTS, MUST CONTAIN A STATEMENT ADVISING THAT THE STREETS IN THE SUBDIVISION DO NOT MEET STATE STANDARDS AND WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

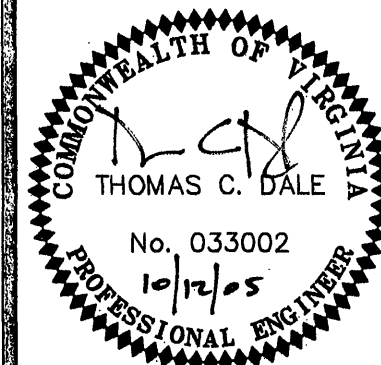
FINISHED FLOOR, BASEMENT, & SUB-BASEMENT ELEVATIONS

UNIT	GARAGE	FIRST FLOOR	BASEMENT	SUB-BASEMENT LOW ELEVATION
1	1298.00	1310.50	N/A	N/A
2	1308.00	1320.50	N/A	N/A
3	1316.00	1328.50	N/A	N/A
4	1322.00	1334.50	N/A	N/A
5	1330.00	1342.50	1318.00	N/A
6	1338.00	1348.50	1324.00	N/A
7	1346.00	1356.50	1334.00	N/A
8	1352.00	1364.50	1340.00	N/A
9	1354.00	1366.50	1342.00	N/A
10	1358.00	1370.50	1346.00	N/A
11	1364.00	1376.50	N/A	N/A
12	1370.00	1382.50	N/A	N/A
13	1376.00	1388.50	N/A	N/A
14	1380.00	1392.50	N/A	N/A
15	1384.00	1396.50	N/A	N/A
16	1388.00	1400.50	N/A	N/A
17	1388.00	1397.50	1373.00	1360.00
18	1388.00	1397.50	1373.00	1360.00
19	1383.00	1395.50	1371.00	1363.00
20	1383.00	1395.50	1371.00	1367.00
21	1378.00	1390.50	1366.00	1364.00
22	1372.50	1385.00	1360.50	1354.00
23	1350.00	1362.50	N/A	N/A
24	1340.00	1352.50	1328.00	N/A
25	1342.00	1354.50	1330.00	1317.00
26	1340.00	1352.50	1328.00	N/A
27	1338.50	1350.50	1327.50	1322.00
28	1338.50	1350.50	1327.50	1318.00
29	1338.70	1350.20	1327.70	1323.00
30	1340.30	1352.80	1328.30	1327.80

SANITARY SEWER LINE TABLE

LINE	BEARING	DISTANCE
EX-2	S 82°28'01" W	43.50'
2-3	N 16°32'05" W	60.93'
3-4	N 44°10'08" W	93.32'
4-5	N 50°52'55" W	188.34'
5-6	N 34°06'46" W	73.69'
6-7	N 09°10'12" W	218.31'
7-8	N 58°57'15" E	63.57'
8-9	N 58°57'15" E	92.59'
9-10	S 37°59'18" E	117.78'
10-11	S 80°56'59" E	89.44'
11-12	N 45°56'10" E	262.63'
12-13	N 01°25'14" W	113.78'
13-14	N 40°05'38" W	272.86'
14-15	N 60°02'28" E	115.35'
15-16	N 39°41'47" E	85.84'

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DIMENSIONAL LAYOUT

"THE PRESERVE AT TWO FORD ROAD"
PREPARED FOR
BENCHMARK BUILDERS, INC.
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

REVISIONS	DATE	DESCRIPTION
1	11/16/02	WATER & SEWER AS BUILT
2		
3		
4		
5		

DATE: October 12, 2005

SCALE: 1" = 50'

COMMISSION NO: 02-244

SHEET 5 OF 13

WWW.ID# 6YDKP

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