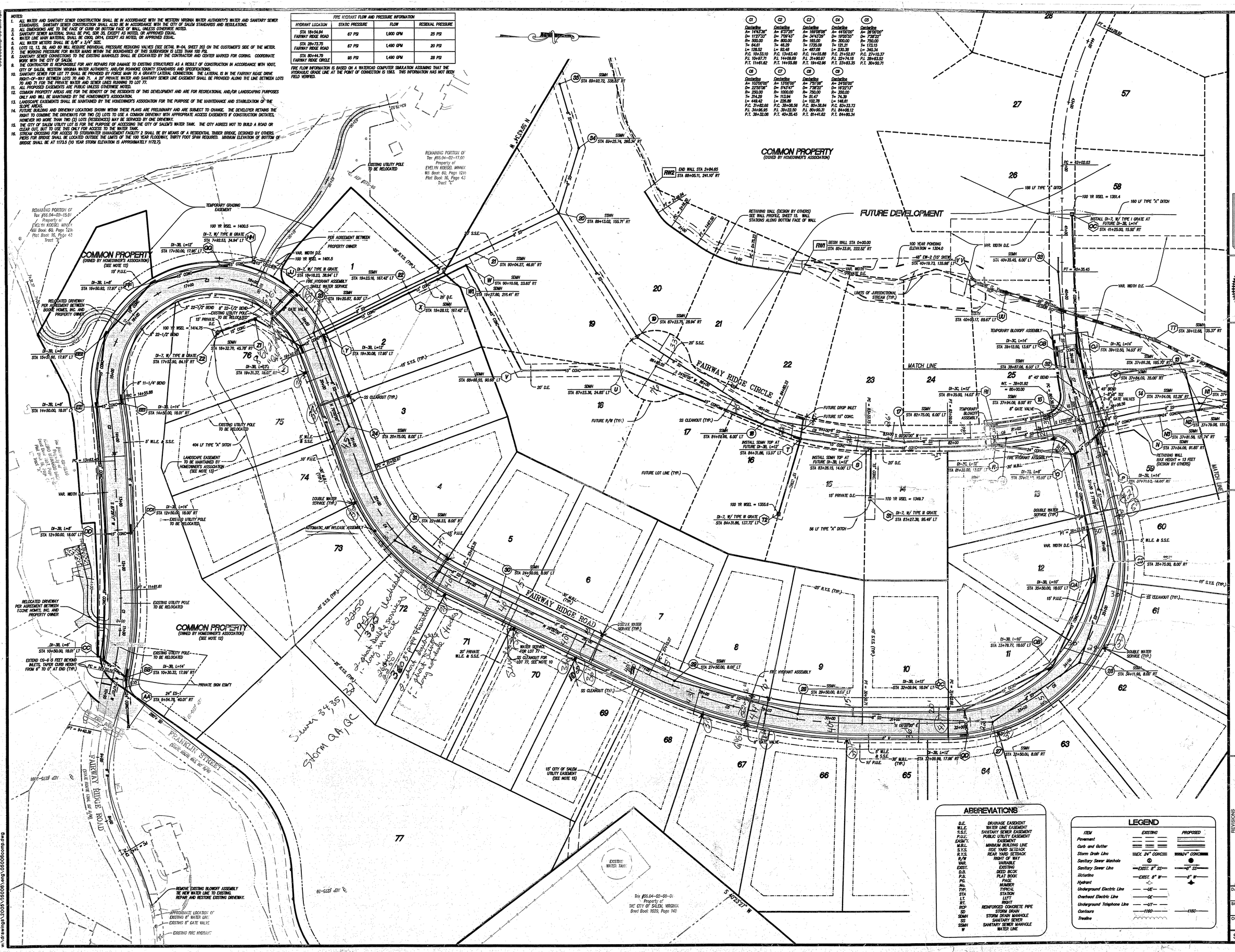
NOTES:

1. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WESTERN VIRGINIA WATER AUTHORITY'S WATER AND SANITARY SEWER STANDARDS. SANITARY SEWER CONSTRUCTION SHALL ALSO BE IN ACCORDANCE WITH THE CITY OF SALEM STANDARDS AND REGULATIONS.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB OR BOTTOM FACE OF WALL, UNLESS OTHERWISE NOTED.
3. SANITARY SEWER MATERIAL SHALL BE PVC, SDR 35, EXCEPT AS NOTED, OR APPROVED EQUAL.
4. WATER LINE MAIN MATERIAL SHALL BE C900, DR14, EXCEPT AS NOTED, OR APPROVED EQUAL.
5. ALL WATER METERS SHALL BE 5/8" x 3/4" SIZE.
6. LOTS 12, 13, 59, AND 60 WILL REQUIRE INDIVIDUAL PRESSURE REDUCING VALVES (SEE DETAIL W-04, SHEET 20) ON THE CUSTOMER'S SIDE OF THE METER.
7. THE WORKING PRESSURE FOR WATER MAINS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IS LESS THAN 100 PSI.
8. SANITARY SEWER CONNECTIONS TO THE EXISTING MANHOLES SHALL BE EXCAVATED BY THE CONTRACTOR AND CENTER MARKED FOR CORING. COORDINATE WORK WITH THE CITY OF SALEM.
9. THE CONTRACTOR IS RESPONSIBLE FOR ANY REPAIRS FOR DAMAGE TO EXISTING STRUCTURES AS A RESULT OF CONSTRUCTION IN ACCORDANCE WITH VDOT, CITY OF SALEM, WESTERN VIRGINIA WATER AUTHORITY, AND/OR ROANOKE COUNTY STANDARDS AND SPECIFICATIONS.
10. SANITARY SEWER FOR LOT 77 SHALL BE PROVIDED BY FORCE MAIN TO A GRAVITY LATERAL CONNECTION. THE LATERAL IS IN THE FAIRWAY RIDGE DRIVE RIGHT-OF-WAY BETWEEN LOTS 70 AND 71. A 20' PRIVATE WATER AND SANITARY SEWER LINE EASEMENT SHALL BE PROVIDED ALONG THE LINE BETWEEN LOTS 70 AND 71 FOR THE PRIVATE WATER AND SEWER LINES RUNNING TO LOT 77.
11. ALL PROPOSED EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED.
12. COMMON PROPERTY AREAS ARE FOR THE BENEFIT OF THE RESIDENTS OF THIS DEVELOPMENT AND ARE FOR RECREATIONAL AND/OR LANDSCAPING PURPOSES ONLY AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
13. LANDSCAPE EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF THE MAINTENANCE AND STABILIZATION OF THE SLOPE AREAS.
14. FUTURE BUILDING AND DRIVEWAY LOCATIONS SHOWN WITHIN THESE PLANS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE. THE DEVELOPER RETAINS THE RIGHT TO COMBINE THE DRIVEWAYS FOR TWO (2) LOTS TO USE A COMMON DRIVEWAY WITH APPROPRIATE ACCESS EASEMENTS IF CONSTRUCTION DICTATES, HOWEVER NO MORE THAN TWO (2) LOTS (RESIDENCES) MAY BE SERVICED BY ONE DRIVEWAY.
15. THE CITY OF SALEM UTILITY LOT IS FOR THE PURPOSE OF ACCESSING THE CITY OF SALEM'S WATER TANK. THE CITY AGREES NOT TO BUILD A ROAD OR CLEAR CUT, BUT TO USE THIS ONLY FOR ACCESS TO THE WATER TANK.
16. STREAM CROSSING FOR ACCESS TO STORMWATER MANAGEMENT FACILITY 2 SHALL BE BY MEANS OF A RESIDENTIAL TIMBER BRIDGE, DESIGNED BY OTHERS. PIERS FOR BRIDGE SHALL BE LOCATED OUTSIDE THE LIMITS OF THE 100 YEAR FLOODWAY. THIRTY FOOT SPAN REQUIRED. MINIMUM ELEVATION OF BOTTOM OF BRIDGE SHALL BE AT 1173.5 (10 YEAR STORM ELEVATION IS APPROXIMATELY 1172.7).

FIRE HYDRANT FLOW AND PRESSURE INFORMATION

HYDRANT LOCATION	STATIC PRESSURE	FLOW	RESIDUAL PRESSURE
STA 19+54.94 FAIRWAY RIDGE ROAD	67 PSI	1,900 GPM	25 PSI
STA 29+73.75 FAIRWAY RIDGE ROAD	67 PSI	1,490 GPM	20 PSI
STA 80+44.79 FAIRWAY RIDGE CIRCLE	95 PSI	1,490 GPM	28 PSI

FIRE FLOW INFORMATION IS BASED ON A WATERCAD COMPUTER SIMULATION ASSUMING THAT THE HYDRAULIC GRADE LINE AT THE POINT OF CONNECTION IS 1563. THIS INFORMATION HAS NOT BEEN FIELD VERIFIED.



ABBREVIATIONS

D.E.	DRAINAGE EASEMENT
W.L.E.	WATER LINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
EASM'T.	EASEMENT
M.B.L.	MINIMUM BUILDING LINE
S.Y.S.	SIDE YARD SETBACK
R.Y.S.	REAR YARD SETBACK
R/W	RIGHT OF WAY
VAR.	VARIABLE
EXIST.	EXISTING
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
No.	NUMBER
TYP.	TYPICAL
STA	STATION
LT.	LEFT
RT.	RIGHT
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
W	WATER LINE

LEGEND

ITEM	EXISTING	PROPOSED
Pavement		
Curb and Gutter		
Storm Drain Line	EX. 24" CONC	24" CONC
Sanitary Sewer Manhole		
Sanitary Sewer Line	EXIST. 8" SS	8" SS
Victorline	EXIST. 8" W	8" W
Hydrant		
Underground Electric Line	UE	
Overhead Electric Line	OE	
Underground Telephone Line	UT	
Contours	1160	1160
Treeline		

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COMMONWEALTH OF VIRGINIA
THOMAS C. DALE
No. 033002
1/4/07
PROFESSIONAL ENGINEER

DIMENSIONAL LAYOUT

SECTION No. 1
PREPARED FOR
BOONE HOMES, INC. OF ROANOKE
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

"THE RIDGE AT FAIRWAY FOREST"

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: January 6, 2007
SCALE: 1" = 50'
COMMISSION NO: 2005-006
SHEET 6 OF 20

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