

TAX #87.19-02-12
LOT 10, SECTION 2
THOMAS L. & ROWENA H. BOEHLING
D.B. 1007, PG. 740
ZONING: R-3

TAX #87.19-02-04 & 05
LOTS 3 & 4, SECTION 2
THE KOREAN BAPTIST CHURCH
D.B. 1696, PG. 1961
ZONING: C-1C

TAX #87.19-01-03
LOT 1, SECTION 5
SOUTHERN PINES
OLD HERITAGE CORP.
D.B. 1263, PG. 25
ZONING: R-1

TAX #87.19-01-04
LOT 2A-1, SECTION 5
P.B. 21, PG. 144
JENNIFER N. CONNER
D.B. 1609, PG. 550
ZONING: R-1

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 WITHIN THIS SUBDIVISION SHALL REQUIRE AN INDIVIDUAL PRESSURE REDUCING VALVE ON THE CUSTOMER'S SIDE OF THE METER. SEE DETAIL SHEET 4.
4. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR BACK OF CURB, UNLESS OTHERWISE NOTED.
5. STREET LIGHTS ARE SHOWN FOR THE BENEFIT OF THE OWNER. STREET LIGHTS WILL BE INSTALLED UNDER A SEPARATE CONTRACT AND COORDINATED BY THE OWNER WITH AEP.
6. STORMWATER MANAGEMENT COMPLIANCE FOR THIS PROJECT WAS ACHIEVED THROUGH THE DESIGN, APPROVAL, AND CONSTRUCTION OF A STORMWATER MANAGEMENT FACILITY WITH "WEXFORD PLACE", SECTION No. 2. SEE PLANS AND CALCULATIONS BY BALZER & ASSOCIATES, INC., AND MODIFIED DURING THE CONSTRUCTION OF "COTTAGE COURT", SEE PLANS AND CALCULATIONS BY LUMSDEN ASSOCIATES, P.C.

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

4664 BRAVILTON AVENUE
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

PHONE: (540) 774-4411
FAX: (540) 772-0044
EMAIL: LUM@LUMSDENPC.COM

COMMONWEALTH OF VIRGINIA
No. 033002
9/25/02
PROFESSIONAL ENGINEER

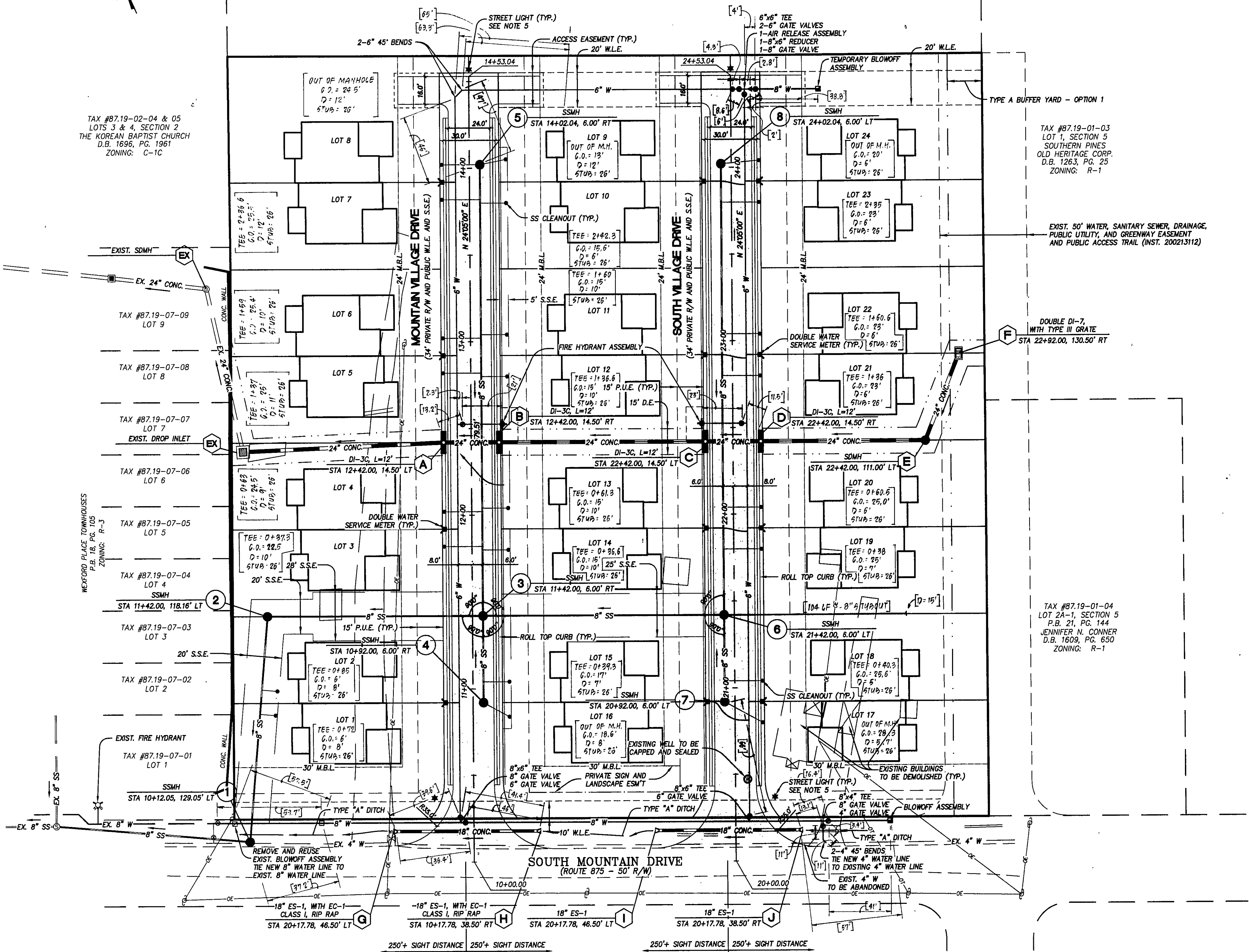
DIMENSIONAL LAYOUT

SOUTH MOUNTAIN VILLAGE
PREPARED FOR
RADFORD & COMPANY
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

"AS-BUILT"

REVISIONS	DATE	DESCRIPTION
1	10-01-03	AS-BUILT SANITARY SEWER & WATER
2		
3		
4		
5		

DATE: SEPTEMBER 25, 2002
SCALE: 1" = 30'
COMMISSION NO.: 2002-053
CADD FILE: P:\2002\02053\ENR\02053COMP.DWG
SHEET 5 OF 9



SANITARY SEWER MAIN BEARINGS AND DISTANCES		
LINE	BEARING	DISTANCE
EX. - 1	S 61°07'22" E	111.78
1 - 2	N 28°52'28" E	130.41
2 - 3	S 65°53'00" E	124.18
3 - 4	S 24°05'00" W	50.00
4 - 5	N 24°05'00" E	260.04
5 - 6	S 65°53'00" E	139.00
6 - 7	S 24°05'00" W	50.00
7 - 8	N 24°05'00" E	260.04

LEGEND	
ITEM	EXISTING PROPOSED
Pavement	EXIST. 24" CONC. 24" CONC.
Roll Top Curb	EXIST. 24" CONC. 24" CONC.
Storm Drain Line	EXIST. 24" CONC. 24" CONC.
Sanitary Sewer Manhole	SS 8" SS
Sanitary Sewer Line	SS 8" SS
Waterline	W 8" W
Hydrant	H 8" H
Light Pole	L 8" L
Overhead Electric Line	OE 8" OE
Overhead Telephone Line	OT 8" OT
Contours	1020 1020