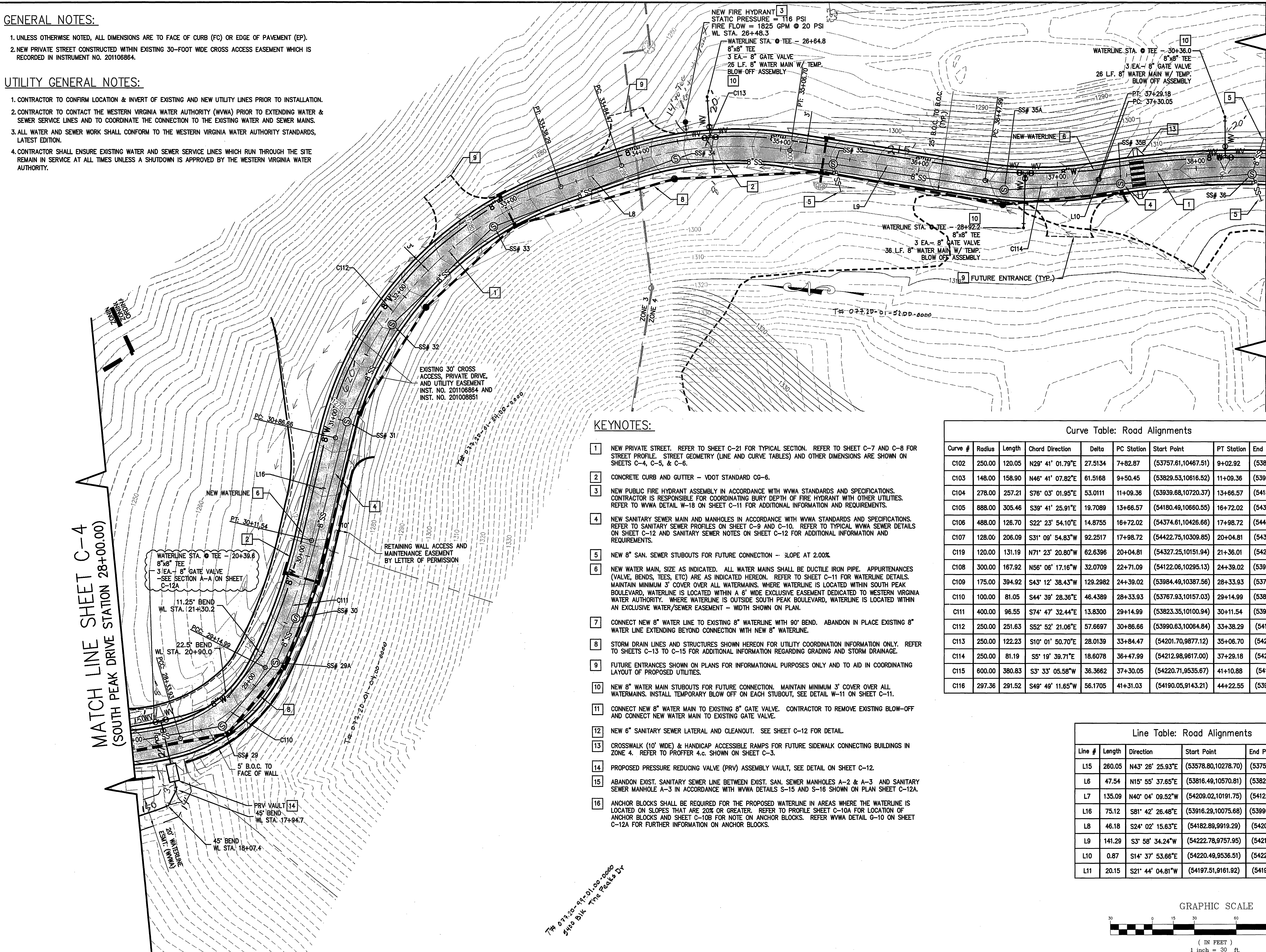


GENERAL NOTES:

1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE OF CURB (FC) OR EDGE OF PAVEMENT (EP).
2. NEW PRIVATE STREET CONSTRUCTED WITHIN EXISTING 30'-FOOT WIDE CROSS ACCESS EASEMENT WHICH IS RECORDED IN INSTRUMENT NO. 201106864.

UTILITY GENERAL NOTES:

1. CONTRACTOR TO CONFIRM LOCATION & INVERT OF EXISTING AND NEW UTILITY LINES PRIOR TO INSTALLATION.
2. CONTRACTOR TO CONTACT THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) PRIOR TO EXTENDING WATER & SEWER SERVICE LINES AND TO COORDINATE THE CONNECTION TO THE EXISTING WATER AND SEWER MAINS.
3. ALL WATER AND SEWER WORK SHALL CONFORM TO THE WESTERN VIRGINIA WATER AUTHORITY STANDARDS, LATEST EDITION.
4. CONTRACTOR SHALL ENSURE EXISTING WATER AND SEWER SERVICE LINES WHICH RUN THROUGH THE SITE REMAIN IN SERVICE AT ALL TIMES UNLESS A SHUTDOWN IS APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY.



KEYNOTES:

1. NEW PRIVATE STREET. REFER TO SHEET C-21 FOR TYPICAL SECTION. REFER TO SHEET C-7 AND C-8 FOR STREET PROFILE. STREET GEOMETRY (LINE AND CURVE TABLES) AND OTHER DIMENSIONS ARE SHOWN ON SHEETS C-4, C-5, & C-6.
2. CONCRETE CURB AND GUTTER - VDOT STANDARD CG-6.
3. NEW PUBLIC FIRE HYDRANT ASSEMBLY IN ACCORDANCE WITH WVWA STANDARDS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING BURY DEPTH OF FIRE HYDRANT WITH OTHER UTILITIES. REFER TO WVWA DETAIL W-18 ON SHEET C-11 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
4. NEW SANITARY SEWER MAIN AND MANHOLES IN ACCORDANCE WITH WVWA STANDARDS AND SPECIFICATIONS. REFER TO SANITARY SEWER PROFILES ON SHEET C-9 AND C-10. REFER TO TYPICAL WVWA SEWER DETAILS ON SHEET C-12 AND SANITARY SEWER NOTES ON SHEET C-12 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
5. NEW 8\"/>
6. NEW WATER MAIN, SIZE AS INDICATED. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE. APPURTENANCES (VALVE, BENDS, TEES, ETC) ARE AS INDICATED HEREON. REFER TO SHEET C-11 FOR WATERLINE DETAILS. MAINTAIN MINIMUM 3' COVER OVER ALL WATERMAINS. WHERE WATERLINE IS LOCATED WITHIN SOUTH PEAK BOULEVARD, WATERLINE IS LOCATED WITHIN A 6' WIDE EXCLUSIVE EASEMENT DEDICATED TO WESTERN VIRGINIA WATER AUTHORITY. WHERE WATERLINE IS OUTSIDE SOUTH PEAK BOULEVARD, WATERLINE IS LOCATED WITHIN AN EXCLUSIVE WATER/SEWER EASEMENT - WIDTH SHOWN ON PLAN.
7. CONNECT NEW 8\"/>
8. STORM DRAIN LINES AND STRUCTURES SHOWN HEREON FOR UTILITY COORDINATION INFORMATION ONLY. REFER TO SHEETS C-13 TO C-15 FOR ADDITIONAL INFORMATION REGARDING GRADING AND STORM DRAINAGE.
9. FUTURE ENTRANCES SHOWN ON PLANS FOR INFORMATIONAL PURPOSES ONLY AND TO AID IN COORDINATING LAYOUT OF PROPOSED UTILITIES.
10. NEW 8\"/>
11. CONNECT NEW 8\"/>
12. NEW 6\"/>
13. CROSSWALK (10' WIDE) & HANDICAP ACCESSIBLE RAMPS FOR FUTURE SIDEWALK CONNECTING BUILDINGS IN ZONE 4. REFER TO PROFFER 4.c. SHOWN ON SHEET C-3.
14. PROPOSED PRESSURE REDUCING VALVE (PRV) ASSEMBLY VAULT, SEE DETAIL ON SHEET C-12.
15. ABANDON EXIST. SANITARY SEWER LINE BETWEEN EXIST. SAN. SEWER MANHOLES A-2 & A-3. AND SANITARY SEWER MANHOLE A-3 IN ACCORDANCE WITH WVWA DETAILS S-15 AND S-16 SHOWN ON PLAN SHEET C-12A.
16. ANCHOR BLOCKS SHALL BE REQUIRED FOR THE PROPOSED WATERLINE IN AREAS WHERE THE WATERLINE IS LOCATED ON SLOPES THAT ARE 20% OR GREATER. REFER TO PROFILE SHEET C-10A FOR LOCATION OF ANCHOR BLOCKS AND SHEET C-10B FOR NOTE ON ANCHOR BLOCKS. REFER WVWA DETAIL G-10 ON SHEET C-12A FOR FURTHER INFORMATION ON ANCHOR BLOCKS.

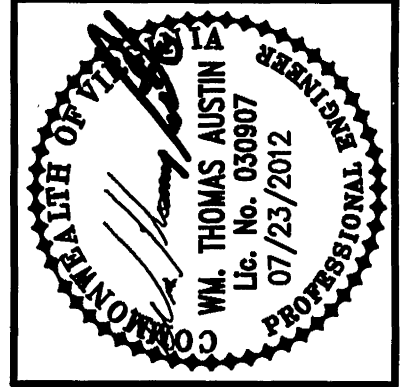
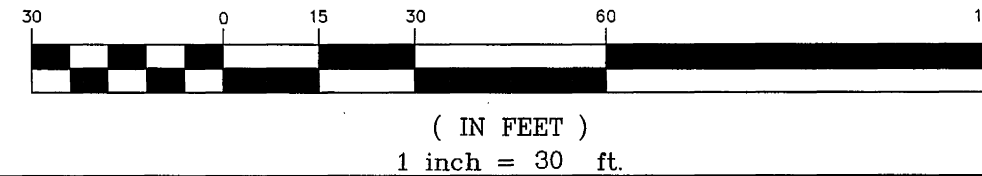
Curve Table: Road Alignments

Curve #	Radius	Length	Chord Direction	Delta	PC Station	Start Point	PT Station	End Point
C102	250.00	120.05	N29° 41' 01.79"E	27.5134	7+82.87	(53757.61,10467.51)	9+02.92	(53816.49,10570.81)
C103	148.00	158.90	N46° 41' 07.82"E	61.5168	9+50.45	(53829.53,10616.52)	11+09.36	(53939.68,10720.37)
C104	278.00	257.21	S76° 03' 01.95"E	53.0111	11+09.36	(53939.68,10720.37)	13+66.57	(54180.49,10660.55)
C105	888.00	305.46	S39° 41' 25.91"E	19.7089	13+66.57	(54180.49,10660.55)	16+72.02	(54374.61,10426.66)
C106	488.00	126.70	S22° 23' 54.10"E	14.8755	16+72.02	(54374.61,10426.66)	17+98.72	(54422.75,10309.85)
C107	128.00	206.09	S31° 09' 54.83"W	92.2517	17+98.72	(54422.75,10309.85)	20+04.81	(54327.25,10151.94)
C108	300.00	167.92	N56° 06' 17.16"W	32.0709	20+04.81	(54327.25,10151.94)	21+36.01	(54209.02,10191.75)
C109	175.00	394.92	S43° 12' 38.43"W	129.2982	22+71.09	(54122.06,10295.13)	24+39.02	(53984.49,10387.56)
C110	100.00	81.05	S44° 39' 28.36"E	46.4389	28+33.93	(53767.93,10157.03)	29+14.99	(53823.35,10100.94)
C111	400.00	96.55	S74° 47' 32.44"E	13.8300	29+14.99	(53823.35,10100.94)	30+11.54	(53916.29,10075.68)
C112	250.00	251.63	S52° 52' 21.06"E	57.6697	30+86.66	(53990.63,10064.84)	33+38.29	(54182.89,9919.29)
C113	250.00	122.23	S10° 01' 50.70"E	28.0139	33+84.47	(54201.70,9877.12)	35+06.70	(54222.78,9757.95)
C114	250.00	81.19	S5° 19' 39.71"E	18.6078	36+47.99	(54212.98,9617.00)	37+29.18	(54220.49,9536.51)
C115	600.00	380.83	S3° 33' 05.58"W	38.3662	37+30.05	(54220.71,9535.67)	41+10.88	(54197.51,9161.92)
C116	297.36	291.52	S49° 49' 11.65"W	56.1705	41+31.03	(54190.05,9143.21)	44+22.55	(53976.14,8962.56)

Line Table: Road Alignments

Line #	Length	Direction	Start Point	End Point
L15	260.05	N43° 26' 25.93"E	(53578.80,10278.70)	(53757.61,10467.51)
L6	47.54	N15° 55' 37.65"E	(53816.49,10570.81)	(53829.53,10616.52)
L7	135.09	N40° 04' 09.52"W	(54209.02,10191.75)	(54122.06,10295.13)
L16	75.12	S81° 42' 26.48"E	(53916.29,10075.68)	(53990.63,10064.84)
L8	46.18	S24° 02' 15.63"E	(54182.89,9919.29)	(54201.70,9877.12)
L9	141.29	S3° 58' 34.24"W	(54222.78,9757.95)	(54212.98,9617.00)
L10	0.87	S14° 37' 53.66"E	(54220.49,9536.51)	(54220.71,9535.67)
L11	20.15	S21° 44' 04.81"W	(54197.51,9161.92)	(54190.05,9143.21)

GRAPHIC SCALE



Revisions	Date	By	Reason
1	02/01/13	PLAN	REVISION NO. 3

Issue Date: **JULY 23, 2012**
Drawn By: RWA
Designed By: RWA/WVA
Checked By: WTA
Date: 07/23/2012

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SOUTH PEAK BOULEVARD
SMITH/PACKETT MED-COM, LLC
STREET LAYOUT & UTILITIES PLAN
AREA 'B'
ROANOKE COUNTY, VIRGINIA

Vertical Scale:
N/A

Horizontal Scale:
1" = 30'

Commission Number:
3101B

Sheet No.:

C-5