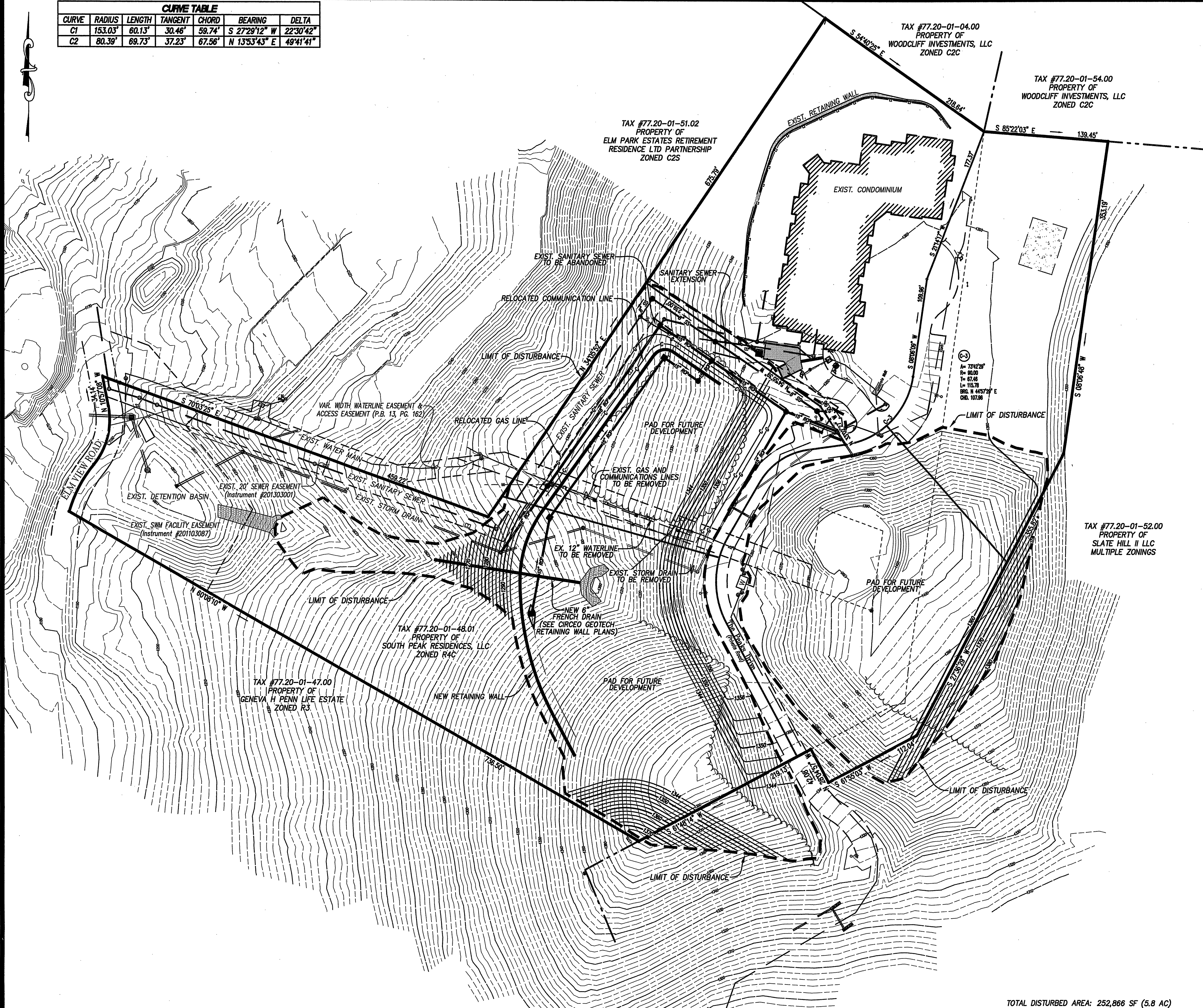
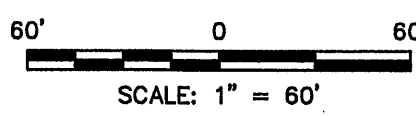


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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	153.03'	60.13'	30.46'	59.74'	S 27°29'12" W	22°30'42"
C2	80.39'	69.73'	37.23'	67.56'	N 13°53'43" E	49°41'41"



TOTAL DISTURBED AREA: 252,866 SF (5.8 AC)



APPROVED

SITE AND ZONING TABULATIONS

SUBJECT TAX PARCEL IDS: 77.20-01-48.01, 77.20-01-52.00
CURRENT ZONING (PRIMARY PARCEL): R4C
EXISTING USE: MULTI-FAMILY RESIDENTIAL DWELLING

GENERAL NOTES

- THE SUBJECT PROPERTIES ARE NOT LOCATED WITHIN THE LIMITS OF FLOOD HAZARD AREA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #51181C0251 G, COMMUNITY PANEL 510190 0251 G, DATED SEPTEMBER 28, 2007, AND HAS NOT BEEN FIELD VERIFIED.
- OWNER/DEVELOPER: SMITH/PACKETT MED-COM, L.L.C.
4423 PHEASANT RIDGE ROAD, SUITE 301
ROANOKE, VA. 24014
- THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2013.
- NO CURRENT TITLE REPORT HAS BEEN FURNISHED FOR THE SUBJECT PROPERTIES.
- NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATE PIPE SIZES, MANHOLES, OR ESC MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. COUNTY ENGINEERS WILL REVIEW PLANS WITHIN ONE DAY OF SUBMITTAL. PLAN SHEETS CAN BE 8.5 X 11 IF THE INFORMATION IS LEGIBLE AND WITHIN THE LIMITS OF THE APPROVED PLANS.
- ANY TOPOGRAPHIC CHANGES FROM THE APPROVED PLANS MAY REQUIRE ADDITIONAL DRAINAGE STRUCTURES AND EASEMENTS AS DEEMED NECESSARY BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND ROANOKE COUNTY.

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT COUNTY OF ROANOKE STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF VDOT'S ROAD AND BRIDGE STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- SEE VDOT ROAD AND BRIDGE STANDARDS FOR STORM DRAIN DETAILS.
- THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.
- CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK BY CONTACTING MISS UTILITY. CONTACT SITE ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS. IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL "MISS UTILITY" OF CENTRAL VIRGINIA AT 1-800-552-7001.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CLEAN OUT ANY EXISTING STORM SEWER SYSTEM IN THE EVENT THEY BECOME SILTED OR BLOCKED IN ANY WAY DUE TO THE PROPOSED DEVELOPMENT.

GRADING NOTES

- AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.
- TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.
- FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT AND ROCKS LARGER THAN 6 INCHES IN DIAMETER OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.
- FILL MATERIAL SHALL BE PLACED AND COMPACTED IN EIGHT (8) INCH LOOSE LIFTS AND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698, STANDARD PROCTOR OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT. MAINTAIN MOISTURE CONTENT OF FILL MATERIAL WITHIN THREE (3) PERCENT OF OPTIMUM TO ATTAIN REQUIRED COMPACTION DENSITY OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.
- A QUALIFIED GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF VIRGINIA, SHOULD BE CONSULTED CONCERNING SOIL STABILITY, SLOPE STABILIZATION, SOIL COMPACTION, TESTING, AND OTHER SOIL CHARACTERISTICS. LUMSDEN ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY RELATING TO FAILURES RESULTING FROM SAME.

EXISTING 12" WATERLINE REMOVAL NOTES

THE EXISTING 12" WATERLINE THAT BISECTS THE PROJECT AREA SHALL BE REMOVED FROM SERVICE PER THE TERMS OF THE "SUPPLEMENTARY AGREEMENT FOR PHASE I" BETWEEN THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) AND PATTON PLACE LLC AND SLATE HILL II.

THE CONTRACTOR SHALL CONFIRM WITH THE WVWA THAT THE DEVELOPER'S OBLIGATIONS UNDER THE TERMS OF THE AGREEMENT ARE FULFILLED PRIOR TO REMOVAL OF THE EXISTING 12" WATERLINE. THE REMOVAL OF THE EXISTING PRV IS NOT REQUIRED FOR THE COMPLETION OF THE WORK SHOWN ON THESE PLANS, BUT MAY BE DONE AT THE DIRECTION OF THE OWNER, AND UNDER THE TERMS DESCRIBED IN THE AGREEMENT (THAT NEW 12" DUCTILE IRON PIPE SHALL BE INSTALLED THROUGH THE PRV LOCATION AND EXISTING BENDS ARE TO BE REMOVED).

ABBREVIATIONS

R/W	RIGHT OF WAY
VAR.	VARIABLE
EXIST.	EXISTING
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.G.	PAGE
INST. #	INSTRUMENT NUMBER
TYP.	TYPICAL
TBR	TO BE REMOVED
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
CO	SANITARY SEWER CLEANOUT
C	COMMUNICATIONS LINE
G	NATURAL GAS LINE
W	WATER LINE
FTE	FINISHED FLOOR ELEVATION
TC	TOP OF CURB
EP	EDGE OF PAVEMENT

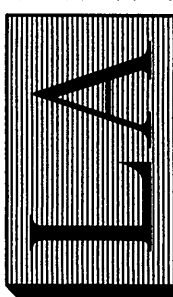
LEGEND

ITEM	EXISTING	PROPOSED
PAVEMENT (STANDARD)		
CONCRETE		
CONCRETE CURB (CG-2)		
CONCRETE CURB & GUTTER (CG-6)		
STORM DRAIN LINE		
STORM DRAIN MANHOLE		
SANITARY SEWER LINE		
WATERLINE		
UTILITY POLE		
OVERHEAD ELECTRIC LINE		
OVERHEAD TELEPHONE LINE		
INDEX CONTOURS		
INTERMEDIATE CONTOURS		
UNDERGROUND GAS		
UNDERGROUND COMMUNICATIONS		
OVERHEAD ELECTRIC		
SPOT ELEVATION		

Dig With CARE
Keep Virginia Safe!

- Call Miss Utility at 1-800-4-A-ROOT before you dig.
- Allow the required time for marking.
- Respect the marks.
- Excavate carefully.

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



OVERVIEW, NOTES
& DETAILS

GRADING & UTILITY RELOCATION PLAN
FOR

SOUTH PEAK CONDOMINIUM

PREPARED FOR
SMITH/PACKETT
CAVE SPRING MAGISTERIAL DISTRICT
COUNTY OF ROANOKE, VIRGINIA

REVISIONS		DESCRIPTION	
NO.	DATE	1	2
1			
2			
3			
4			
5			

DATE: May 8, 2014
SCALE: AS SHOWN
COMMISSION NO.: 13-166
SHEET 2 OF 8