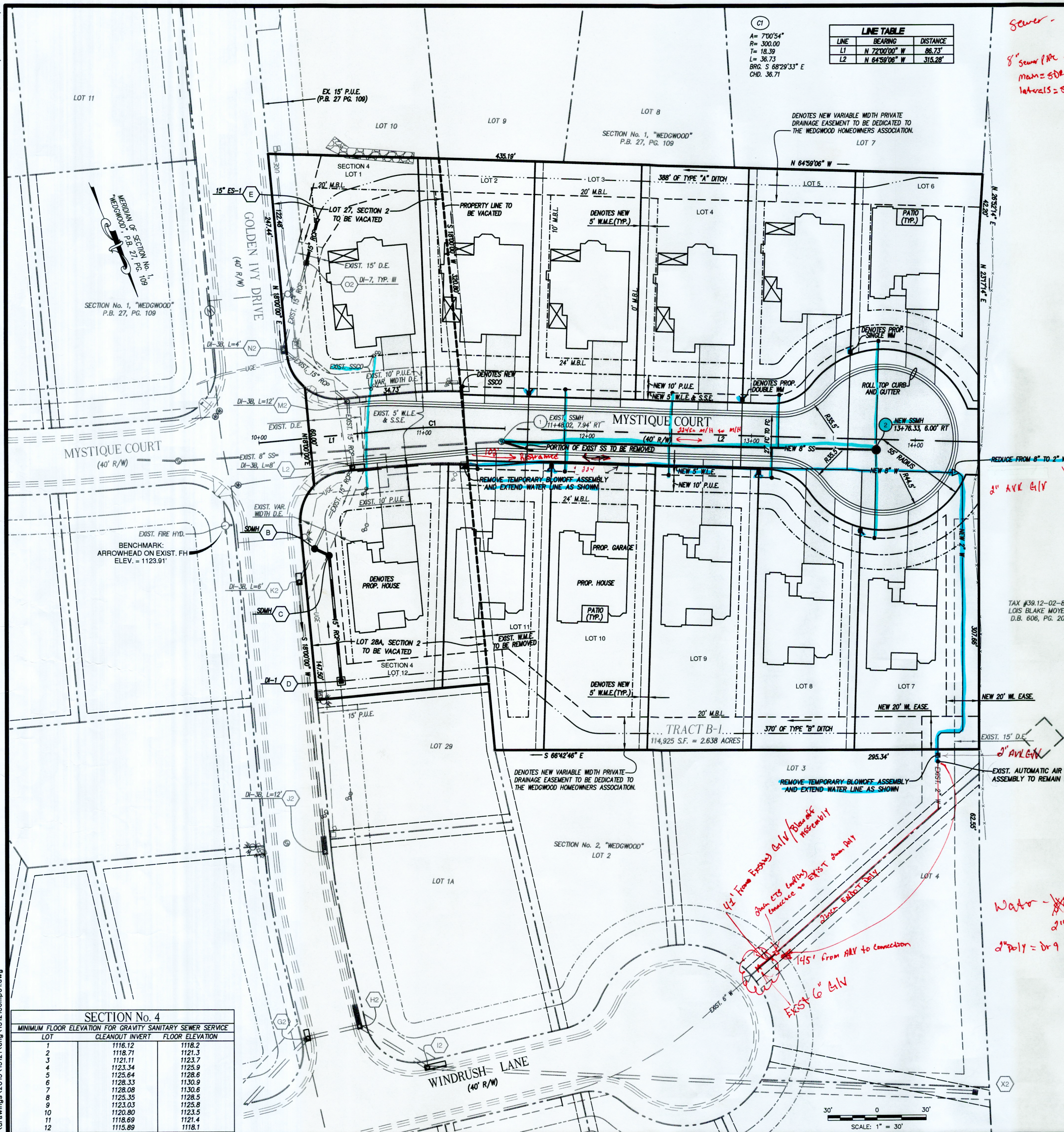




C1
A = 700'54"
R = 300.00
T = 18.39
L = 36.73
BRG. S 68°29'33" E
CHD. 36.71

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 72°00'00" W	86.73'
L2	N 64°58'06" W	315.28'

SANITARY SEWER MAIN LINE BEARINGS AND DISTANCES

LINE	BEARING	DISTANCE
EX 1 - 2	N 65°-23'-20" W	228.32'

STORMWATER SITE STATISTICS

	EXISTING	PROPOSED
TOTAL DISTURBED AREA (AC)	0	2.5
TOTAL SITE AREA (AC)	3.3	3.3
IMPERVIOUS AREA (AC)	0.03	1.35
SEMI-PERVIOUS AREA (AC)	0	0
PERVIOUS AREA (AC)	3.270	1.95
RIGHT OF WAY DISTURBANCE (SF)		0

PR-01

NEW BMP INFORMATION

BMP TYPE	NUTRIENT CREDIT
IMPERVIOUS AREA TREATED BY BMP (AC)	1.35
PERVIOUS AREA TREATED BY BMP (AC)	1.95
SURFACE AREA OF BMP (AC)	NA
STORAGE VOLUME OF BMP (AC-FT)	NA
MAXIMUM AVERAGE DEPTH (FT)	NA
QUALITY, QUANTITY, OR BOTH?	QUALITY
TMDL ADDRESSED? (BACTERIA, SEDIMENT)	PHOSPHORUS
LATITUDE (DECIMAL DEGREES XX.XXXX)	NA
LONGITUDE (DECIMAL DEGREES XX.XXX)	NA
NAME OF RECEIVING WATER	GLADE CREEK
HYDROLOGIC UNIT CODE	RU13

PROJECT IS GRANDFATHERED AND IS SUBJECT TO THE PART IIC REGULATIONS FOR WATER QUANTITY

LOT DATA TABLE

LOT #	LOT AREA (AC)	ROAD FRONTAGE	MAX. IMPERVIOUS AREA (AC)
1	0.287	222.03'	0.083
2	0.219	83.92'	0.083
3	0.213	65.00'	0.083
4	0.213	65.00'	0.083
5	0.199	75.75'	0.083
6	0.208	94.51'	0.087
7	0.245	86.12'	0.087
8	0.225	74.22'	0.088
9	0.249	83.00'	0.088
10	0.251	63.00'	0.078
11	0.226	65.30'	0.078
12	0.263	217.44'	0.078
ROAD			0.351
TOTAL	2.798		1.35

UNDERGROUND UTILITY NOTES:

- ALL NEW STORM DRAIN PIPE SHOWN ON THIS PLAN SHALL BE REINFORCED CONCRETE, CLASS III, EXCEPT WHERE OTHER CLASSIFICATIONS AND/OR MATERIALS ARE INDICATED.
- ALL VDOT STANDARD STORM DRAIN INLET AND MANHOLE STRUCTURES SHALL INCLUDE IS-1 INLET SHAPING UNLESS INDICATED OTHERWISE.
- ALL DRAINAGE STRUCTURES DEEPER THAN 4.0 FEET SHALL HAVE STEPS (VDOT STD. ST-1).
- SAFETY SLABS (VDOT STD. SL-1) ARE REQUIRED IN ALL DRAINAGE STRUCTURES WITH A DEPTH OF 12.0 FEET OR GREATER. SPACING OF THE SAFETY SLABS SHOULD BE 8 TO 12 FEET WITH NO SLAB LOCATED WITHIN 6.0 FEET OF THE TOP OR BOTTOM OF THE STRUCTURE. ACCESS OPENINGS ARE TO BE STAGGERED FROM ONE SIDE OF STRUCTURE TO THE OTHER, AND STEPS (VDOT STD. ST-1) STAGGERED ACCORDINGLY, WHERE APPLICABLE.
- ALL WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 3.0 FEET OF COVER.
- MAINTAIN A MINIMUM OF 18" CLEARANCE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER, SANITARY SEWER, AND STORM DRAIN CROSSINGS. WHERE THIS CLEARANCE CAN NOT BE ACHIEVED, CONCRETE PIERS SHALL BE UTILIZED IN ACCORDANCE WITH THE WESTERN VIRGINIA WATER AUTHORITY'S WATER AND SANITARY SEWER STANDARDS.
- SANITARY SEWER MAIN PIPE MATERIAL SHALL BE PVC, SDR-35, EXCEPT AS NOTED, OR APPROVED EQUAL.
- THE NEW WATERLINES SHALL BE C900 PVC DR14, UNLESS OTHERWISE INDICATED, OR APPROVED EQUAL.
- NEW 2-INCH WATER LINE TO BE ULTRAMINE PIPE. USE APPROVED ADAPTERS AS REQUIRED TO CONNECT PIPE TO FITTINGS AND APPURTENANCES.
- ALL LOTS IN "WEDGWOOD" SECTION 4 WILL REQUIRE PRV'S (PRESSURE REDUCING VALVES) ON THE CUSTOMERS SIDE OF THE METER. FOR ADDITIONAL INFORMATION SEE WATER SYSTEM CALCULATIONS FOR "SECTIONS No. 1, 2, & 3 WEDGWOOD" DATED FEBRUARY 9, 2003.

LEGEND

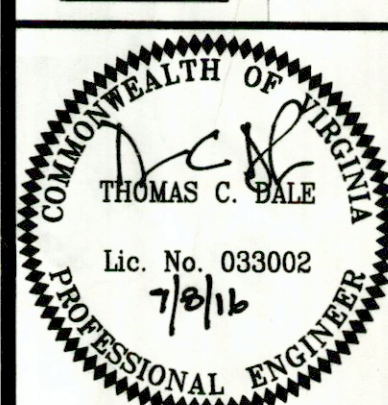
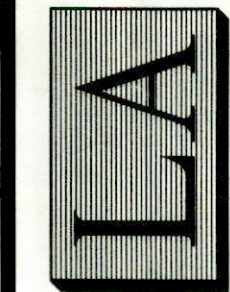
ITEM	EXISTING	PROPOSED
Pavement	---	---
Concrete Curb and Gutter	---	---
Storm Drain Line	---	---
Sanitary Sewer Manhole	---	---
Sanitary Sewer Line	---	---
Waterline	---	---
Overhead Electric Line	---	---
Overhead Telephone Line	---	---
Index Contours	---	---
Intermediate Contours	---	---
Spot Elevations	---	---

Dig With CARE
Keep Virginia Safe!

- Call Miss Utility at 811 before you dig.
- Allow the required time for marking.
- Respect the marks.
- Excavate carefully.



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



DIMENSIONAL LAYOUT

"WEDGWOOD" SECTION 4
PREPARED FOR
MAVEN INVESTMENTS, LLC
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION
1	7/8/16	REVISION: BMP LOT DATA TABLE TO REFLECT USE OF NUTRIENT CREDITS.
2		
3		
4		
5		

DATE: June 2, 2016
SCALE: 1" = 30'
COMMISSION NO: 15-121
SHEET 3 OF 7