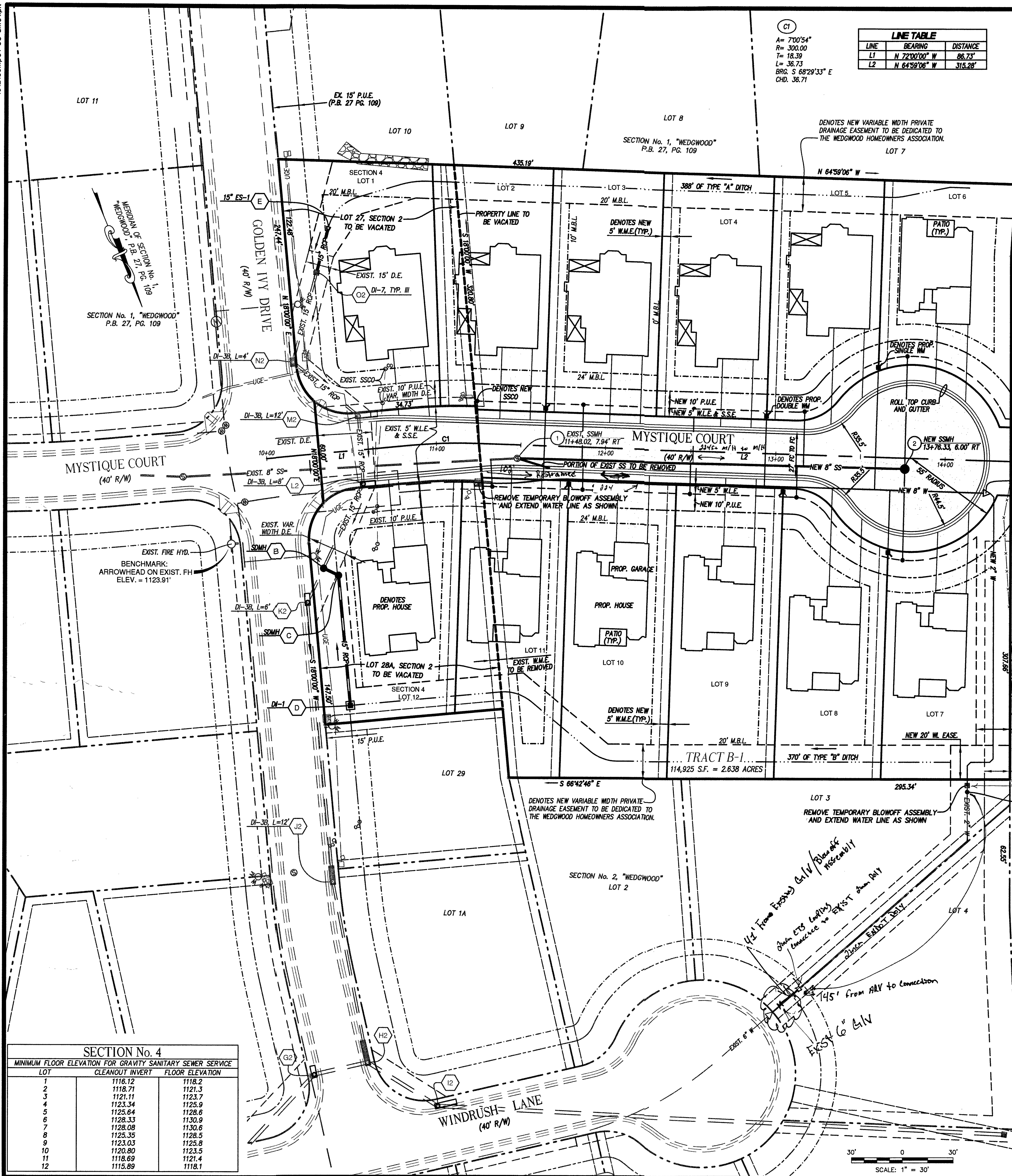


1512comp01-03.dwg 1512comp01-03.dwg



SECTION No. 4		
MINIMUM FLOOR ELEVATION FOR GRAVITY SANITARY SEWER SERVICE		
LOT	CLEAROUT INVERT	FLOOR ELEVATION
1	1116.12	1118.2
2	1118.71	1121.3
3	1121.11	1123.7
4	1123.34	1125.9
5	1125.64	1128.6
6	1128.33	1130.9
7	1128.08	1130.6
8	1125.35	1128.5
9	1123.03	1125.8
10	1120.80	1123.5
11	1118.69	1121.4
12	1115.89	1118.1

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

CI
A= 700'54"
R= 300.00
L= 18.39
BRC S 68°29'33" E
CHD. 36.71

DENOTES NEW VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT TO BE DEDICATED TO THE WEDGWOOD HOMEOWNERS ASSOCIATION.

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

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.XXXX)	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	63.92'	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	63.00'	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 PRVS (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	EX-24" CONC.	---
Sanitary Sewer Manhole	S	S
Sanitary Sewer Line	---	---
Waterline	---	---
Overhead Electric Line	EX-OHE	OHE
Overhead Telephone Line	EX-OHT	OHT
Index Contours	1020	1020
Intermediate Contours	1018	1018
Spot Elevations	TC=1134.64'	TC=1134.64'

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.

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

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

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

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COMMONWEALTH OF VIRGINIA
THOMAS C. BALE
Lic. No. 033002
7/9/16
PROFESSIONAL ENGINEER

DIMENSIONAL LAYOUT