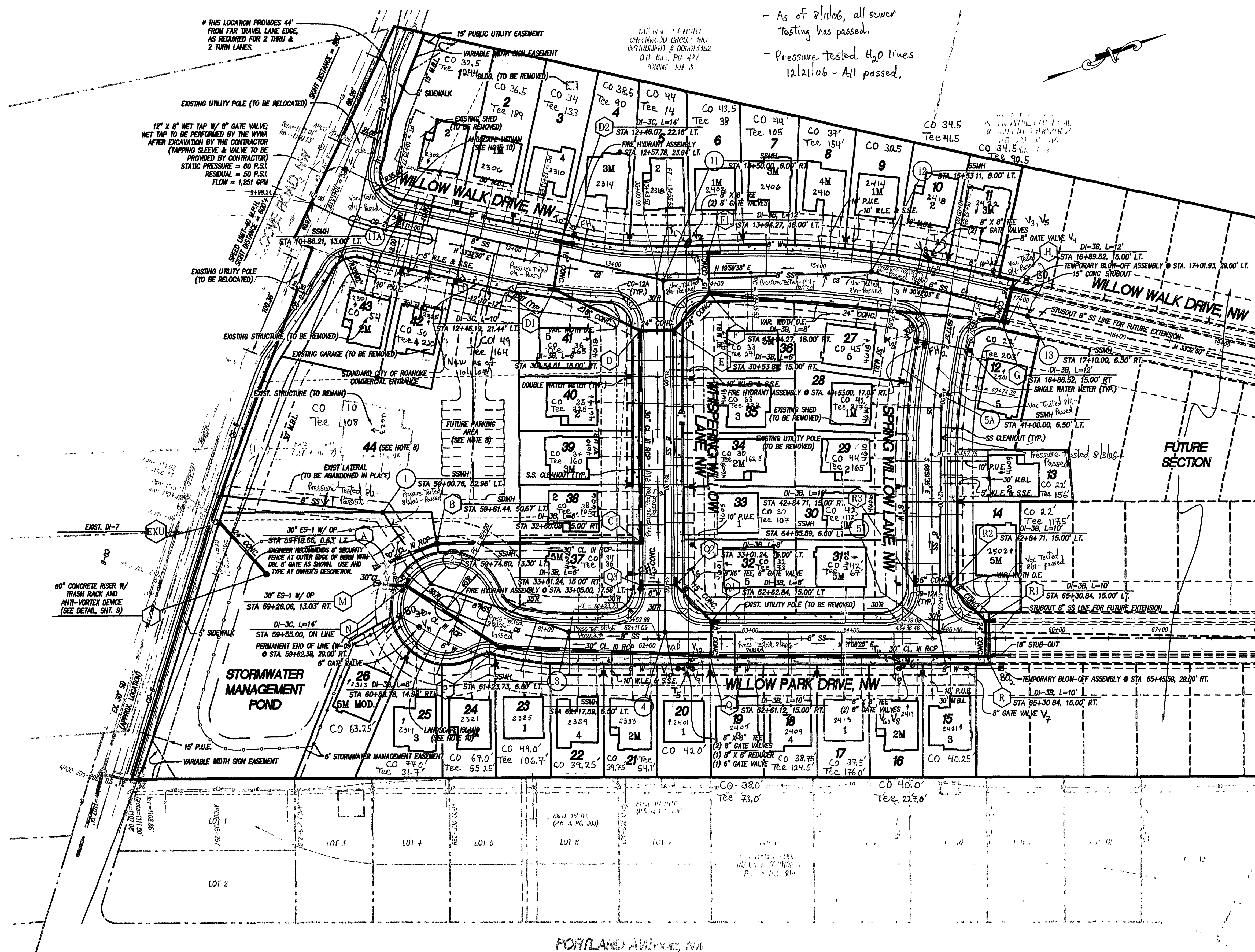




- As of 8/1/06, all sewer testing has passed.
- Pressure tested H₂O lines 12/21/06 - All passed.

NOTES:

- ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WESTERN VIRGINIA WATER AUTHORITY'S WATER AND SANITARY SEWER STANDARDS.
- SANITARY SEWER MATERIAL SHALL BE PVC, SDR 35, OR APPROVED EQUAL.
- WATER LINE MAIN MATERIAL SHALL BE PVC, C900, DR14, OR APPROVED EQUAL.
- ALL WATER METERS SHALL BE 1/2" x 3/4" SIZE.
- WET TAP TO THE EXISTING WATER MAIN TO BE PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY AFTER EXCAVATION IS PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE THE TAPPING SLEEVE AND VALVE.
- SANITARY SEWER CONNECTION TO THE EXISTING MANHOLE SHALL BE EXCAVATED BY THE CONTRACTOR AND CENTER MARKED FOR CORING. CORING TO BE PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY AT THE CONTRACTOR'S EXPENSE.
- IN THE FUTURE, LOT 44 OF SECTION No. 1 WILL SERVE AS A COMMUNITY CENTER FOR THE BENEFIT OF THE WILLOW WALK DEVELOPMENT. THE DEVELOPER MUST APPLY FOR AND RECEIVE A SPECIAL-USE PERMIT FOR THIS USE PRIOR TO ITS FUNCTIONING AS A COMMUNITY CENTER.
- STREET TREES SHALL BE INSTALLED OUTSIDE THE RIGHT-OF-WAY A UNIFORM DISTANCE FROM THE BACK OF CURB IN THE FRONTAGE OF ALL DEVELOPED LOTS AT A RATE OF 1 STREET TREE PER 50 FEET OF ROAD FRONTAGE FOR A TOTAL OF 60 TREES. STREET TREES IN THE FUTURE DEVELOPMENT WILL BE INSTALLED AS THOSE LOTS ARE RECORDED. STREET TREES SHALL BE 2 1/2" CALIPER AND BE OF THE TYPES WILLOW OAKS (ULMUS CORDATA "GREENSPICE"), RED MAPLES (ACER RUBRUM), OR APPROVED EQUAL AS DIRECTED BY THE DEVELOPER. SEE LANDSCAPE PLAN ON SHEET 16 OF 16.
- MAINTENANCE OF LANDSCAPE MEDIAN AND ISLANDS LOCATED WITHIN CITY OF ROANOKE RIGHT OF WAY TO BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION AND NOT THE CITY OF ROANOKE.
- OWNER SHALL INSTALL "NO PARKING" SIGNS ALONG ENTIRE PERIMETER OF CUL-DE-SAC (4).
- CONTRACTOR SHALL INSTALL A TEMPORARY BARRIER ACROSS TERMINUS OF WILLOW WALK DRIVE AND WILLOW PARK DRIVE CONSISTING OF MUTED REGULATORY SIGN R11-2 (ROAD CLOSED) WITH THREE 8 FOOT PANELS OF TYPE I BARRICADE MOUNTED ON TREATED 4X4'S ANCHORED IN CONCRETE JUST OFF END OF PAVEMENT. PLACEMENT SHALL EFFECTIVELY RESTRICT AUTO ACCESS.
- FOUNTAIN TO BE INSTALLED IN WET POND AT OWNER'S DISCRETION TO IMPROVE AESTHETICS AND TO HELP ALLEVIATE POTENTIAL ODOR AND MOSQUITO PROBLEMS.

Not included in this approval. 2-17-04 AR6

CENTERLINE CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	328.30'	75.77'	38.05'	75.60'	N 40°33'19" E	131°3'23"
C2	600.00'	141.83'	71.30'	141.60'	N 26°46'14" E	133°31'3"
C3	750.00'	140.16'	70.28'	138.95'	S 26°20'50" W	104°42'26"
C4	600.00'	24.84'	12.42'	24.84'	S 32°07'27" W	250°47'
C5	500.00'	63.43'	41.81'	63.34'	S 64°04'46" E	83°33'38"
C6	250.00'	123.73'	63.16'	122.47'	N 35°18'09" E	282°27'2"

SANITARY SEWER MAIN LINE BEARINGS AND DISTANCES		
LINE	BEARING	DISTANCE
EX-1	N 27°08'44" E	158.35'
1-2	N 77°01'09" E	84.00'
2-3	N 40°27'19" E	142.63'
3-4	N 21°08'25" E	93.88'
4-5	N 21°08'25" E	268.00'
5-5A	N 68°02'42" W	228.81'
5 STUB-OUT	N 22°09'16" E	ONE PIPE LENGTH
4-11	N 68°01'36" W	340.52'
11-11A	S 34°17'20" W	264.00'
11-12	N 18°40'46" E	203.98'
12-13	N 37°02'00" E	157.89'
13 STUB-OUT	N 33°34'08" E	ONE PIPE LENGTH

LEGEND		
ITEM	EXISTING	PROPOSED
Pavement	---	=====
Roll Top Curb	---	=====
Storm Drain Line	==EX 24" CONC==	==24" CONC==
Sanitary Sewer Manhole	⊙	⊙
Sanitary Sewer Line	---SS---	---8" SS---
Waterline	---W---	---8" W---
Hydrant	⊙	⊙
Light Pole	☆	☆
Overhead Electric Line	---OE---	---
Overhead Telephone Line	---OT---	---
Contours	1020	1020

MH Depths		Sewer Lengths (Total = 1979')		Water Lengths		Water Lengths (cont.)		Water Lengths (cont.)		Sewer Materials	
MH 1	6.5'	Ex. MH to MH 1	155.1'	V ₁ to T ₀	240.5	T ₃ to V ₆	318.25	T ₅ to V ₁₂	3.0	Pipe: National 8" PVC sDR-35	Water Materials
MH 2	9.3'	MH 1 to MH 2	80.25'	T ₀ to T ₁	115.75	V ₆ to T ₄	3.0	V ₁₂ to T ₆	73.5	North American 4" PVC sDR-35	Pipe: National 8" PVC C-900
MH 3	9.5'	MH 2 to MH 3	141.8'	T ₁ to V ₂	4.25	T ₄ to V ₇	63.0	T ₆ to FH ₃ valve	3.5 (6")	Manholes: CSI Pre-cast concrete	National 6" PVC C-900
MH 4	9.0'	" 3 to " 4	89.0'	V ₂ to V ₃	230.75	V ₇ to B ₀₂	36.0	FH ₃ valve to FH ₃	44.5 (6")	MH Frames & Covers: East Jordan	Services: 1" Copper
MH 5	8.1'	" 4 to " 5	269.0'	V ₃ to T ₂	5.25	T ₄ to V ₈	4.25	T ₆ to V ₁₃	340.0	1040 Bolt-down lids	Valves: Mueller, Left-hand open
MH 5A	6.5'	" 5 to " 5A	233.5'	T ₂ to V ₄	62.9	V ₈ to V ₉	203.0	T ₀ to FH ₁ valve	7.5 (6")		Fire Hydrants: Mueller, 5/4", 2006
MH 11A	6.0'	" 11A to " 11	267.0'	V ₄ to B ₀₁	36.0	V ₉ to T ₅	4.25	FH ₁ valve to FH ₁	8.0 (6")		
MH 11	8.2'	" 11 to " 4	348.0'	T ₂ to V ₅	4.5	T ₅ to V ₁₀	11.0				
MH 12	7.9'	" 11 to " 12	208.7'	V ₅ to T ₃	80.5	V ₁₀ to V ₁₁ (6" pipe)	256.5				
MH 13	7.7'	" 12 to " 13	157.0'	T ₃ to FH ₂ valve (6")	3.3	V ₁₁ to B ₀₃ (6" pipe)	23.1				
		" 5 Stubout	14.0'	FH ₂ valve to FH ₂ (6")	9.2						
		" 13 Stubout	14.0'								
								Total Length, 8"	1840		
								Total Length, 6"	356		

Water Materials
Pipe: National 8" PVC C-900
National 6" PVC C-900

Services: 1" Copper

Valves: Mueller, Left-hand open { 8"-27 Turns to close
6"-21 " " " }

Fire Hydrants: Mueller, 5/4", 2006

FH₁ Tag No.: 11569 Static Pressure 55 psi

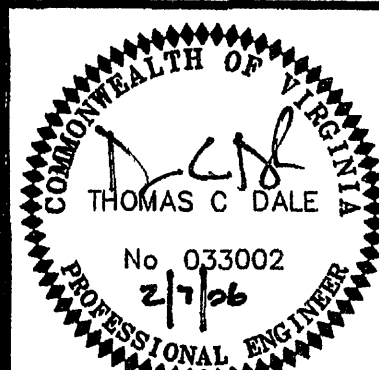
FH₂ Tag No.: 11571 " " "

FH₃ Tag No.: 11573 " " "

As-Builts - 4/27/07

WWW.ID# 602NNW

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



DIMENSIONAL
LAYOUT

SECTION No. 1
"WILLOW WALK"
PREPARED FOR
BLACKSTOCK, INC.
SITUATED ALONG COVE ROAD, N.W.
THE CITY OF ROANOKE, VIRGINIA

REVISIONS	DESCRIPTION	DATE
NO	DATE	NO
1	2	3
4	5	6
7	8	9
10	11	12
13	14	15
16	17	18
19	20	21
22	23	24
25	26	27
28	29	30
31	32	33
34	35	36
37	38	39
40	41	42
43	44	45
46	47	48
49	50	51
52	53	54
55	56	57
58	59	60
61	62	63
64	65	66
67	68	69
70	71	72
73	74	75
76	77	78
79	80	81
82	83	84
85	86	87
88	89	90
91	92	93
94	95	96
97	98	99
100	101	102

DATE: FEBRUARY 7, 2006

SCALE: 1" = 50'

COMMISSION NO. 2004-367

SHEET 5 OF 16