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

SCALE: 1" = 30' | COMM: 98-181
DATE: 7 AUG. 1998 | SHEET 4 of 13

DIMENSIONAL LAYOUT & UTILITIES
FOR
"WESTLAKE POINTE"
PREPARED FOR
WESTLAKE PROPERTIES, INC.
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

DESIGNED	GAM
DRAWN	RAG, GAM
CHECKED	M&M.

REVISION	DATE	DESCRIPTION
1	20 OCT. 1998	ADDED STORM DRAIN STRUCTURES "E", "F", "G" & "H"

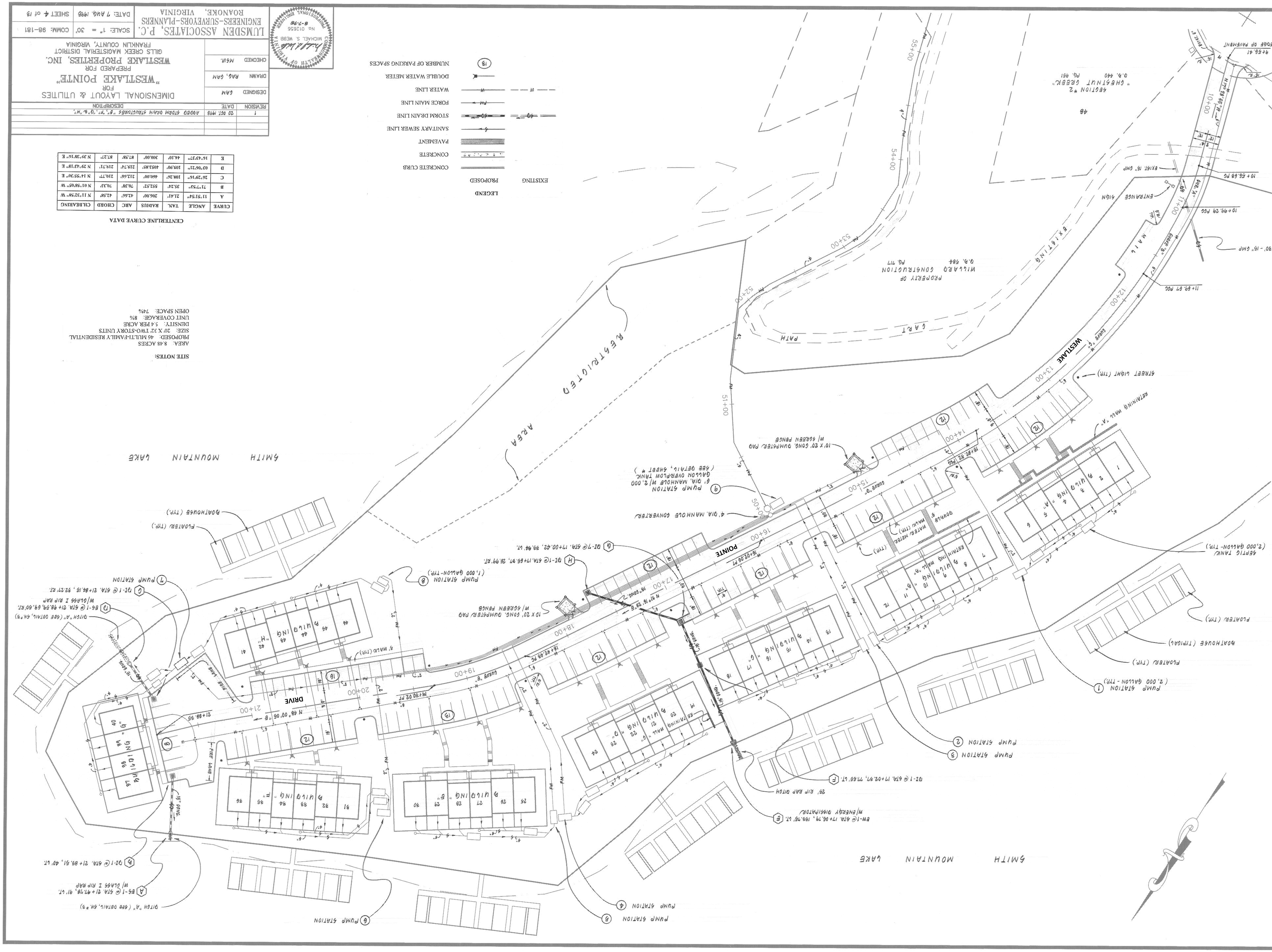
LEGEND

	EXISTING	PROPOSED
CONCRETE CURB		
CONCRETE		
PAVEMENT		
SANITARY SEWER LINE		
STORM DRAIN LINE		
FORCE MAIN LINE		
WATER LINE		
DOUBLE WATER METER		
NUMBER OF PARKING SPACES		

SITE NOTES:
AREA: 8.48 ACRES
PROPOSED: 46 MULTI-FAMILY RESIDENTIAL
SIZE: 20' X 32' TWO-STORY UNITS
DENSITY: 5.4 PER ACRE
UNIT COVERAGE: 8%
OPEN SPACE: 74%

CENTERLINE CURVE DATA

CURVE	ANGLE	TAN.	RADIUS	ARC	CHORD	CH. BEARING
A	11°51'54"	21.41'	206.00'	42.66'	42.58'	N 11°32'58" W
B	71°7'52"	35.24'	55.52'	70.38'	70.33'	N 01°58'05" W
C	26°29'16"	108.26'	460.00'	212.66'	210.77'	N 14°55'30" E
D	63°06'21"	109.90'	405.28'	219.74'	219.71'	N 29°43'18" E
E	16°43'37"	44.10'	300.00'	87.58'	87.27'	N 39°38'16" E


SMITH MOUNTAIN LAKE
PROPOSED 42" RCP STORM DRAIN
PROPOSED 18" RCP STORM DRAIN
PROPOSED 15" RCP STORM DRAIN
PROPOSED 12" RCP STORM DRAIN
PROPOSED 6" WATER LINE
PROPOSED 6" SEWER FORCE MAIN
PROPOSED 8" SEWER LINE
PROPOSED 4" SEWER LINE
PROPOSED 2" GAS LINE
EXISTING 8" WATER LINE
EXISTING 6" WATER LINE
EXISTING 4" WATER LINE
EXISTING 8" SEWER LINE
EXISTING 6" SEWER LINE
EXISTING 4" SEWER LINE
EXISTING 2" GAS LINE
EXISTING UNDERGROUND ELECTRIC
EXISTING OVERHEAD ELECTRIC
EXISTING TELEPHONE
EXISTING CABLE TV
EXISTING STORM DRAIN
EXISTING CONCRETE CURB
EXISTING PAVEMENT
EXISTING GUARDRAIL
EXISTING FENCE
EXISTING GAS LINE
EXISTING WATER LINE
EXISTING SANITARY SEWER LINE
EXISTING STORM DRAIN LINE
EXISTING FORCE MAIN LINE
EXISTING WATER METER
EXISTING DOUBLE WATER METER
EXISTING FIRE HYDRANT
EXISTING GAS VALVE
EXISTING GAS METER
EXISTING TELEPHONE PEDESTAL
EXISTING TELEPHONE MANHOLE
EXISTING ELECTRIC MANHOLE
EXISTING ELECTRIC METER
EXISTING ELECTRIC TRANSFORMER
EXISTING ELECTRIC PEDESTAL
EXISTING ELECTRIC VAULT
EXISTING CABLE TV PEDESTAL
EXISTING CABLE TV VAULT
EXISTING STREET LIGHT
EXISTING UTILITY POLE
EXISTING GUY WIRE
EXISTING SIGN
EXISTING MAILBOX
EXISTING TREE
EXISTING SHRUB
EXISTING BUSH
EXISTING ROCK
EXISTING BOULDER
EXISTING RETAINING WALL
EXISTING CONCRETE WALL
EXISTING BRICK WALL
EXISTING STONE WALL
EXISTING WOOD WALL
EXISTING CHAIN LINK FENCE
EXISTING WOOD FENCE
EXISTING IRON FENCE
EXISTING STONE FENCE
EXISTING BRICK FENCE
EXISTING CONCRETE FENCE
EXISTING METAL FENCE
EXISTING WIRE FENCE
EXISTING POST FENCE
EXISTING RAIL FENCE
EXISTING SPLIT RAIL FENCE
EXISTING PICKET FENCE
EXISTING CHAIN LINK GATE
EXISTING WOOD GATE
EXISTING IRON GATE
EXISTING STONE GATE
EXISTING BRICK GATE
EXISTING CONCRETE GATE
EXISTING METAL GATE
EXISTING WIRE GATE
EXISTING POST GATE
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EXISTING CONCRETE GATE
EXISTING METAL GATE
EXISTING WIRE GATE
EXISTING POST GATE
EXISTING RAIL GATE
EXISTING SPLIT RAIL GATE
EXISTING PICKET GATE
WESTLAKE POINTE
DRIVE
PATH
GART
WESTWOOD
PROPERTY OF WILLARD CONSTRUCTION Co. D.B. 564 PG. 117
EXISTING
PROPOSED
CONCRETE CURB
CONCRETE
PAVEMENT
SANITARY SEWER LINE
STORM DRAIN LINE
FORCE MAIN LINE
WATER LINE
DOUBLE WATER METER
NUMBER OF PARKING SPACES
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SCALE: 1" = 30' | COMM: 98-181
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PUMP STATION (1) (2,000 GALLON - TYP.)
PUMP STATION (2)
PUMP STATION (3)
PUMP STATION (4)
PUMP STATION (5)
PUMP STATION (6)
PUMP STATION (7)
PUMP STATION (8) (1,000 GALLON-TYP.)
PUMP STATION (9) 6' DIA. MANHOLE W/ 2,000 GALLON OVERFLOW TANK (SEE DETAIL, SHEET #)
SEPTIC TANK/ (2,000 GALLON- TYP.)
BOATHOUSE (TRIGAL)
BOATHOUSE (TYP.)
FLOATER (TYP.)
FLOATER (TYP.)
BOATHOUSE (TYP.)
FLOATER (TYP.)
STREET LIGHT (TYP.)
RETAINING WALL "A"
4' DIA. MANHOLE COVER/RISER
10' X 20' CONC. DUMPSTER PAD W/ SCREEN FENCE
10' X 20' CONC. DUMPSTER PAD W/ SCREEN FENCE
25' RIP RAP DITCH
DI-1 @ STA. 17+02.97, 77.65' LT. (F)
EW-1 @ STA. 17+06.79, 159.76' LT. (E)
W/ ENERGY DISSIPATOR/
DI-1 @ STA. 21+89.51, 40' LT.
E5-1 @ STA. 21+97.18, 97' LT.
W/ DLA65 I RIP RAP
DITCH "A" (SEE DETAIL, SH.#9)
DI-1 @ STA. 21+84.16, 92.27' RT.
E5-1 @ STA. 21+98.99, 69.60' RT.
W/ DLA65 I RIP RAP
DITCH "A" (SEE DETAIL, SH.#9)
DI-1 @ STA. 17+00.42, 33.94' LT.
DI-1 @ STA. 17+66.97, 28.99' RT.
EXISTING 6" WATER LINE
PROPOSED 6" WATER LINE
EXISTING 8" SEWER LINE
PROPOSED 8" SEWER LINE
EXISTING 4" SEWER LINE
PROPOSED 4" SEWER LINE
EXISTING 2" GAS LINE
EXISTING UNDERGROUND ELECTRIC
EXISTING OVERHEAD ELECTRIC
EXISTING TELEPHONE
EXISTING CABLE TV
EXISTING STORM DRAIN
PROPOSED 42" RCP STORM DRAIN
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