

SANITARY SEWER MANHOLE AND MIN. F.F. ELEVATIONS

LINE	BEARING	DISTANCE
"A" to "B"	N. 05°18'17" E.	263.3
"B" to "C"	N. 23°27'00" E.	399.8

LOT	DOWNSTREAM MANHOLE	DIST.	TOP OF S.S. MAIN	MIN. F.F. ELEVATION
1	A	222.7	952.9	955.9
2	B	11.1	953.8	956.8
3	B	61.1	954.8	957.8
4	B	111.1	955.8	958.8
5	B	161.2	956.8	959.8
6	B	211.2	957.8	960.8
7	B	261.2	958.7	961.7
8	B	311.3	959.7	962.7
9	B	365.1	960.8	963.8
10	C	0.0	961.5	964.5
11	ex.	55.1	961.7	964.7
12	ex.	117.9	962.3	965.3

STATIONS AND OFFSETS ARE MEASURED ALONG A BASELINE FROM CENTER OF MANHOLE TO CENTER OF MANHOLE WITH 0+00.0 BEING THE BEGINNING AT THE LOWER MANHOLE.

THE MIN. FLOOR ELEVATION IS BASED ON SEC. 200.02-2-6-1-h OF THE WESTERN VIRGINIA WATER & SEWER REGULATIONS. LOT OWNERS REQUESTING A LOWER SERVICE ELEVATION WILL REQUIRE THE USE OF A PRIVATE SEWAGE PUMP FACILITY, INSTALLED AND MAINTAINED BY THE HOMEOWNER.

MIN. F.F. ELEVATIONS FOR 100-YEAR FLOODPLAIN

LOT	100-YR. ELEV.	MIN. F.F. ELEVATION
1	958.9	960.9
2	959.6	961.6
3	960.2	962.2
4	960.9	962.9
5	961.5	963.5
6	962.5	964.5
7	963.0	965.0
8	963.8	965.8
9	965.0	967.0
10	965.3	967.3
11	966.0	968.0
12	967.0	969.0

THE ABOVE ELEVATIONS ARE BASED ON THE 100-YEAR FLOODPLAIN LINE SHOWN ON FEMA MAP #51161C0029 D (EFFECTIVE DATE 10/15/1993).

MODIFICATIONS REQUIRED FOR CONVERSION TO SWM

REMOVE ANY SEDIMENT LADEN WATER WITHIN THE TRAP.

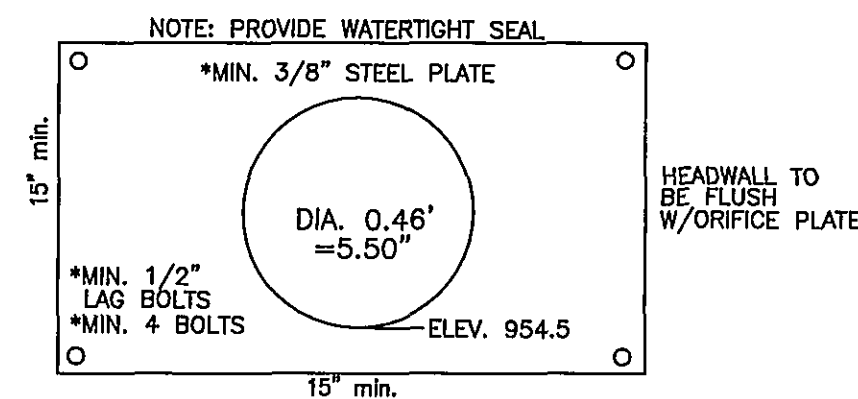
REMOVE RIPRAP FROM EMERGENCY SPILLWAY LOCATION.

ADJUST TOP OF BERM ELEVATION FROM 959.0 TO 958.0.

REMOVE TEMPORARY ORIFICE PLUG AND RESHAPE BASIN BOTTOM TO PROVIDE POSITIVE DRAINAGE.

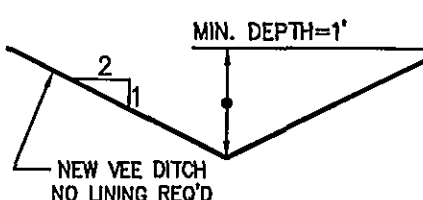
PLACE MINIMUM OF 4" OF TOPSOIL OVER ALL OF THE EMBANKMENT SLOPES & TOP, AND OTHER EXCAVATED SLOPES ASSOCIATED WITH THE SWM FACILITY.

SEED AND STABILIZE ALL DENUDED AREAS.

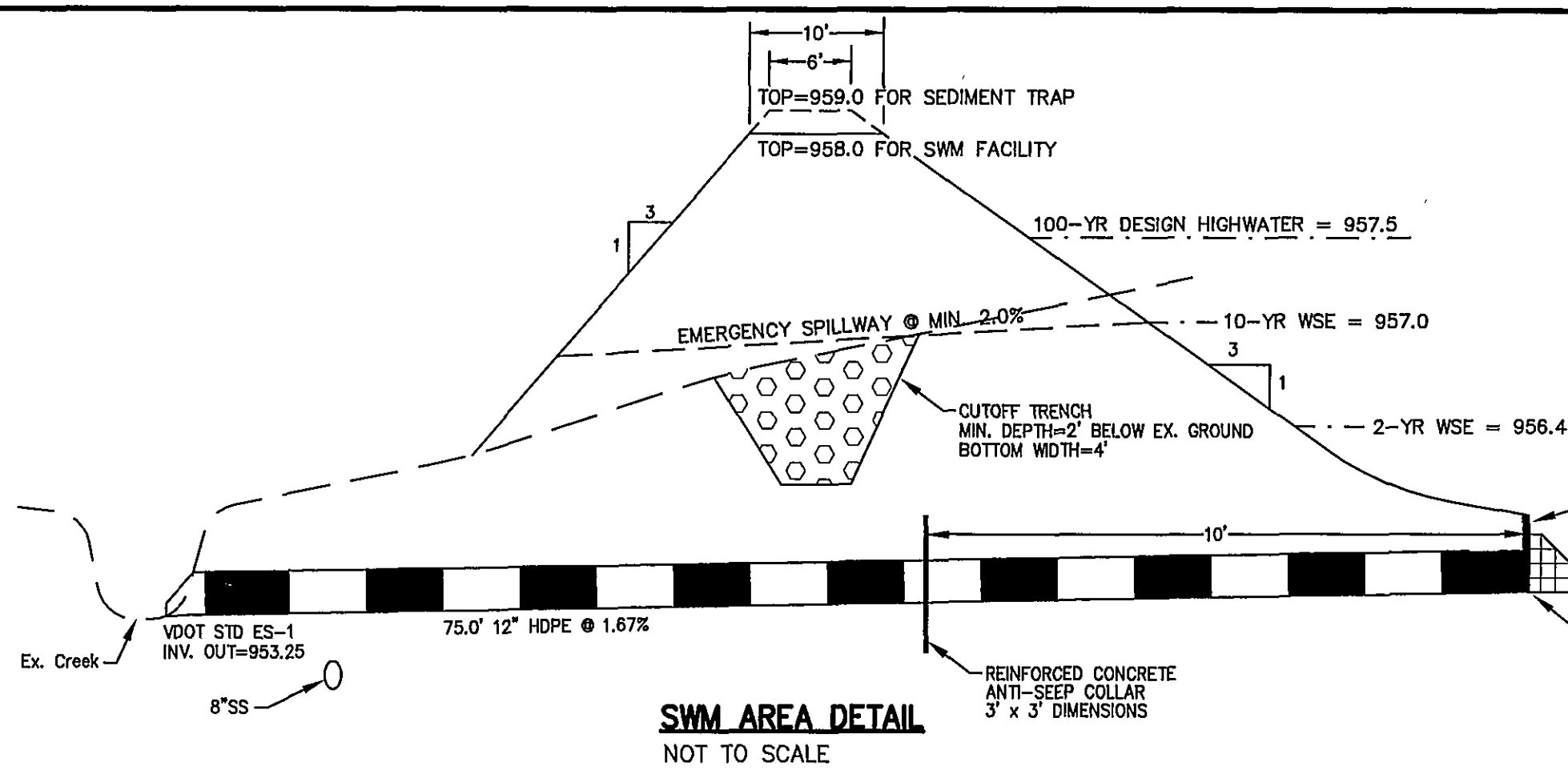


ORIFICE PLATE DETAIL

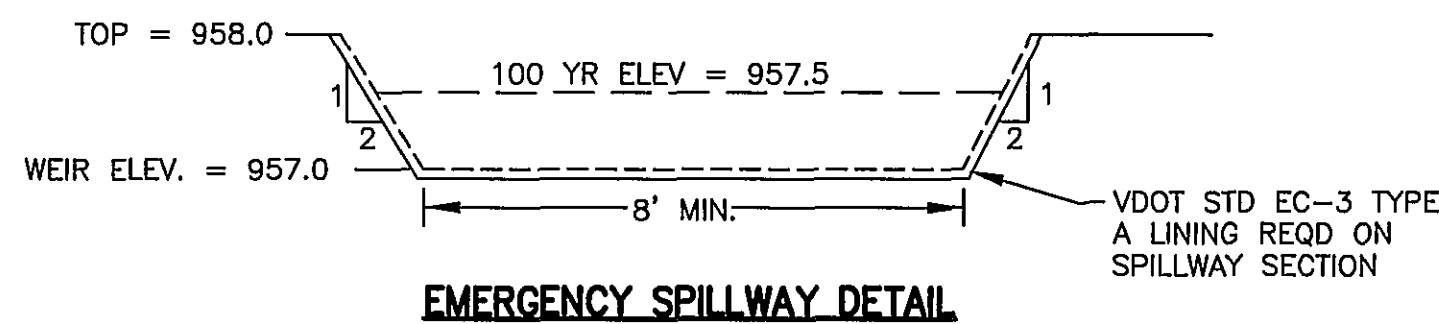
DITCH DETAIL



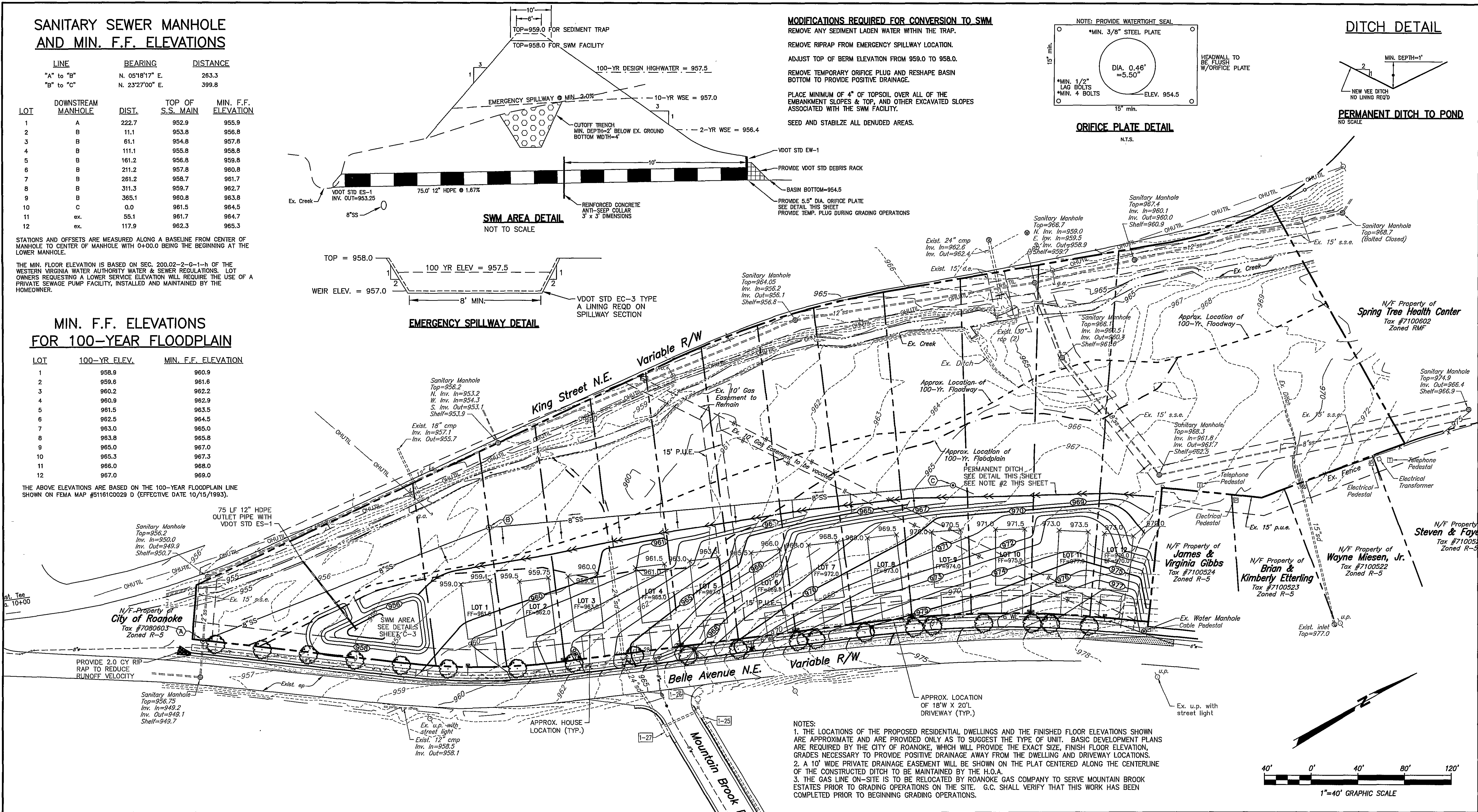
PERMANENT DITCH TO POND



SWM AREA DETAIL
NOT TO SCALE

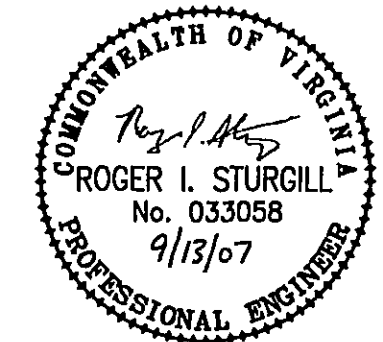
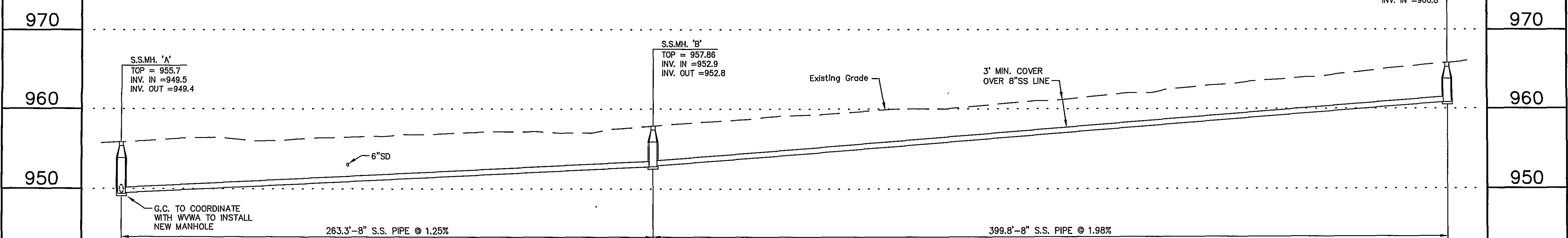


EMERGENCY SPILLWAY DETAIL



- NOTES:
1. THE LOCATIONS OF THE PROPOSED RESIDENTIAL DWELLINGS AND THE FINISHED FLOOR ELEVATIONS SHOWN ARE APPROXIMATE AND ARE PROVIDED ONLY AS TO SUGGEST THE TYPE OF UNIT. BASIC DEVELOPMENT PLANS ARE REQUIRED BY THE CITY OF ROANOKE, WHICH WILL PROVIDE THE EXACT SIZE, FINISH FLOOR ELEVATION, GRADES NECESSARY TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE DWELLING AND DRIVEWAY LOCATIONS.
 2. A 10' WIDE PRIVATE DRAINAGE EASEMENT WILL BE SHOWN ON THE PLAT CENTERED ALONG THE CENTERLINE OF THE CONSTRUCTED DITCH TO BE MAINTAINED BY THE H.O.A.
 3. THE GAS LINE ON-SITE IS TO BE RELOCATED BY ROANOKE GAS COMPANY TO SERVE MOUNTAIN BROOK ESTATES PRIOR TO GRADING OPERATIONS ON THE SITE. G.C. SHALL VERIFY THAT THIS WORK HAS BEEN COMPLETED PRIOR TO BEGINNING GRADING OPERATIONS.

S.S. PROFILE-1



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**BELLEVUE CREEK
SUBDIVISION
GRADING PLAN**
ROANOKE CITY, VIRGINIA

DRAWN BY: CPB
DESIGNED BY: CPB
CHECKED BY: JVJ
DATE: 04/03/2007
REVISIONS:
05/04/2007
06/26/2007
08/02/2007
09/13/2007

SCALE: 1"=40'
SHEET NO.
C-3
JOB NO.
R0600397.00