

UTILITIES CROSSING NEW ENTRANCE MAY REQUIRE A VERTICAL RELOCATION. VERIFY EXISTING DEPTH AND LOCATION PRIOR TO CONSTRUCTION. RELOCATE AS NECESSARY AND COORDINATE WITH APPROPRIATE UTILITY PROVIDER.

FUTURE WET TAP AND VALVE DEVELOPER TO PROVIDE

SPEED LIMIT 30 MPH (4 LANE UNDIVIDED)
BLUE HILLS DRIVE 120' R/W

FIRE HYDRANT AND VALVE RELOCATED

PROP. RAMP SEE CITY DETAIL ON SHEET 3

PROP. CLEANOUT FOR LOT 5 AT THE RIGHT OF WAY

FUTURE 8" WATERLINE EXTENSION AS GRADING PROGRESSES DURING EARTHWORK OPERATIONS ENSURE THAT THE DIVERSION DIKE IS POSITIONED TO DIRECT UP-GRADIENT FLOWS TO THE TEMPORARY SEDIMENT BASINS. ADJUST DAILY AS NEEDED.

STORMWATER MANAGEMENT & ACCESS EASEMENT 100 YR. W.S.E.=1033.01
PROP. CONCRETE TRICKLE DITCH 10.0' SAN SEWER EASEMENT

STORMWATER MANAGEMENT & ACCESS EASEMENT PRIVATE 100 YR W.S.E. 1038.18

MAXIMUM GRADE IN THE BUFFER YARD IS 3:1

TRAIL BLAZERS LLC TAX-PARCEL 50.05-01-25 ZONE: C1

RAIL REQUIRED ALONG TOP OF RETAINING WALL (COORDINATE WITH OWNER TYPE AND MATERIAL)

SIGHT TRIANGLE TYP. PKC 60- SEC. 30-100-B PROP. PG-2A

SEE TURN LANE DEVELOPMENT PLANS

EXISTING SAN MANHOLE TOP=102.58 INV IN=1015.9 (12" PVC) INV IN=1015.4 FROM SE INV OUT=1015.2 SHELVE=1015.9

BENCHMARK EXISTING SAN MANHOLE TOP=1022.73 INV IN=1018.6 INV OUT=1016.5 BOTTOM=1016.5

EXISTING STORM DI TOP=1022.71 INV IN=1017.3 INV OUT=1016.4 (30" RCP)

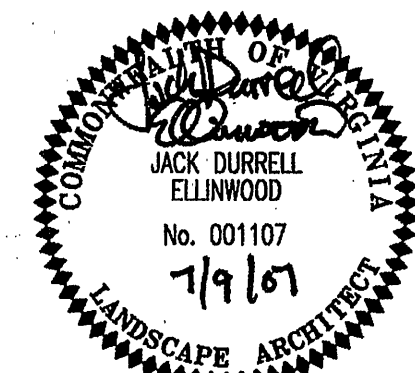
EXISTING STORM DI TOP=1022.68 INV IN=1017.5(15" RCP) INV OUT=1017.5(30" RCP)

NOTE:

1. UTILITY CONNECTIONS OR RELOCATION'S IN THE RIGHTS OF WAYS WILL NOT BE PERMITTED DURING THE MASS GRADING PHASE OF THIS PROJECT. A SEPARATE REVIEW AND APPROVAL IS REQUIRED FOR ROADWAY, UTILITY, SANITARY SEWER AND STORM SEWER DESIGNS.

2. THE TEMPORARY DIVERSION DIKE BETWEEN TEMPORARY SEDIMENT BASINS 1 AND 2 OR PONDS 1 AND 2 SHALL BE LEFT IN PLACE UNTIL INTERCEPTING STORM SYSTEMS ON LOTS 1-5 ARE INSTALLED AND FUNCTIONAL. ADJUST LOCATION AS GRADING PROGRESSES TO ENSURE FLOW INTERCEPT. DIVERSION SHALL BE REINSTALLED DAILY DURING CONSTRUCTION AND INSPECTED AFTER EACH SIGNIFICANT RAINFALL.

U.S. ROUTE 460 R/W VARIES
ORANGE AVENUE, N.E.-CHALLENGER AVE

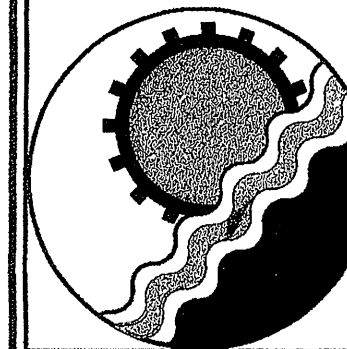


MASS GRADING AND S.W.M. FACILITY CONSTRUCTION PREVIOUSLY APPROVED

No.	Revision	By	Appd	Date	Drawn	DRB
1	CITY, COUNTY & VDOT NOV. COMMENTS	DRB	JDE	03/22/07	Designed	JDE
2	CITY, COUNTY & VDOT APRIL COMMENTS	DRB	JDE	05/24/07	Checked	JDE
3	CITY COMMENTS, 6/18/07	DRB	JDE	06/18/07	Approved	JDE
4	CITY COMMENTS, 7/9/07	DRB	JDE	07/12/07	Approved	JDE/DRB

**BLUE HILLS VILLAGE
DEVELOPMENT PLAN**
**BLUE HILLS DRIVE & U.S. ROUTE 460
ROANOKE, VIRGINIA**

SCALE: 1"=40'
OCT. 20, 2006
PROJECT: 06067
6



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