SITE GRADING NOTES:

1. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE OWNER/DEVELOPER, CONSULTING ENGINEER AND CITY OF ROANOKE PLANNING, BUILDING, AND DEVELOPMENT DEPARTMENT.

2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.

3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED DURING THE GRADING PROCESS FOR THE SITE PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

4. PROPOSED CONCRETE SIDEWALKS SHALL HAVE A MAX. 2% CROSS SLOPE TOWARDS THE PUBLIC ROADWAYS AND AWAY FROM THE PROPOSED BUILDINGS.

5. G.C. SHALL BE RESPONSIBLE FOR CONFIRMING THE PAVEMENT TIE IN LOCATIONS AND ELEVATIONS PRIOR TO ANY CONSTRUCTION TO CONFIRM EXISTING CONDITIONS. G.C. SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY QUESTIONS/CONCERNS OR DISCREPANCIES FOUND ON-SITE.

SANITARY SEWER SCHEDULE:

BLDG. (A) 5 LF OF 6" SDR-35 PVC AT 2.00% (INV. AT BLDG. 981.60)

(A) PRIVATE S.S. C.O. TOP= 987.30 INV.= 981.50

(A) (B) 37 LF OF 6" SDR-35 PVC AT 1.89%

(B) ~~PRIVATE S.S. C.O. TOP= 986.40 INV.= 980.80~~ Also labeled.

(B) (B) 15 LF OF 6" SDR-26 PVC AT 2.00% APPROX. INV. AT EX. 980.30 G.C. TO VERIFY EX. INVERT ELEVATION PRIOR TO CONSTRUCTION

NOTES:
1. G.C. TO CONFIRM & COORDINATE ALL BUILDING CONNECTIONS WITH MEP/FP PLANS AND ARCHITECTURAL DRAWINGS PRIOR TO INSTALLING ANY LATERALS.
2. G.C. TO CONFIRM ALL TIE-IN LOCATIONS TO EXISTING LINES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
3. G.C. SHALL ENSURE MIN. 1.04% SLOPE FOR 6" SANITARY LATERAL

BLDG. (C) 5 LF OF 6" SDR-35 PVC AT 2.00% (INV. AT BLDG. 981.60)

(C) PRIVATE S.S. C.O. TOP= 985.90 INV.= 981.50

(C) (D) 37 LF OF 6" SDR-35 PVC AT 4.05%

(D) PRIVATE S.S. C.O. (TRAFFIC BEARING TOP) TOP= 984.50 INV.= 980.00

(D) (E) 89 LF OF 6" SDR-35 PVC AT 1.46%

(E) PRIVATE S.S. C.O. (TRAFFIC BEARING TOP) TOP= 983.40 INV.= 978.70

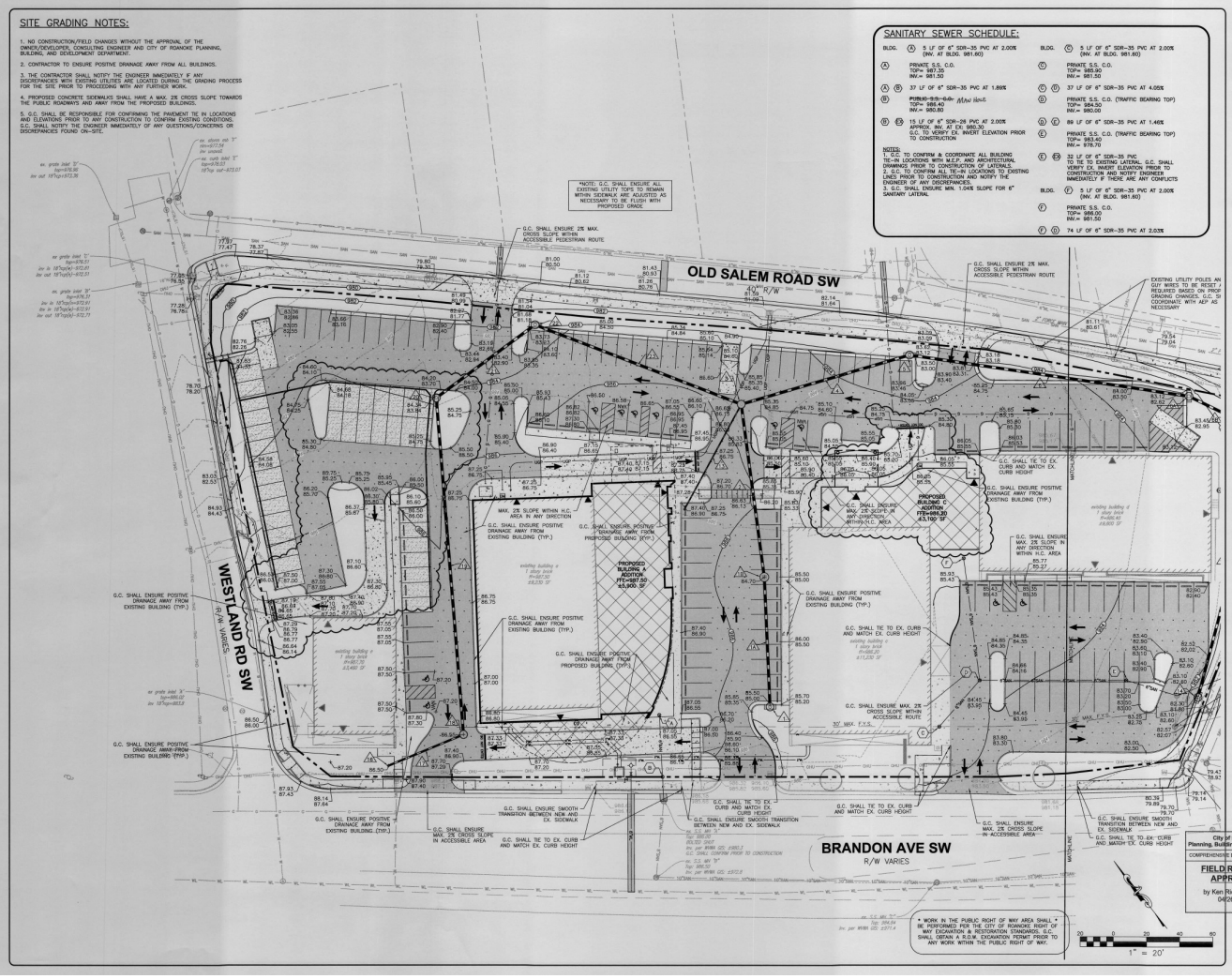
(E) (E) 32 LF OF 6" SDR-35 PVC TO TIE TO EXISTING LATERAL. G.C. SHALL VERIFY EX. INVERT ELEVATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS

BLDG. (F) 5 LF OF 6" SDR-35 PVC AT 2.00% (INV. AT BLDG. 981.60)

(F) PRIVATE S.S. C.O. TOP= 986.00 INV.= 981.50

(F) (D) 74 LF OF 6" SDR-35 PVC AT 2.03%

*NOTE: G.C. SHALL ENSURE ALL EXISTING UTILITY TOPS TO REMAIN WITHIN SIDEWALK ARE ADJUSTED AS NECESSARY TO BE FLUSH WITH PROPOSED GRADE



* WORK IN THE PUBLIC RIGHT OF WAY AREA SHALL * BE PERFORMED PER THE CITY OF ROANOKE RIGHT OF WAY EXCAVATION & RESTORATION STANDARDS. G.C. SHALL OBTAIN A R.O.W. EXCAVATION PERMIT PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.

1" = 20'

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COMMONWEALTH OF VIRGINIA
CHRISTOPHER P. BURNETT
Lic. No. 47938
4/21/2023

BRANDON AVENUE COMMERCIAL CENTER

GRADING PLAN 1

3333 BRANDON AVE SW
CITY OF ROANOKE, VIRGINIA

DRAWN BY	KAM
DESIGNED BY	KAM
CHECKED BY	CPB
DATE	11/8/2022
SCALE	1" = 20'
REVISIONS	
3/24/2023	FR#1
4/21/2023	FR#2

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
FIELD REVISION APPROVED
by Ken Richardson
04/26/2023

C5.1

PROJECT NO. 04219.046.30