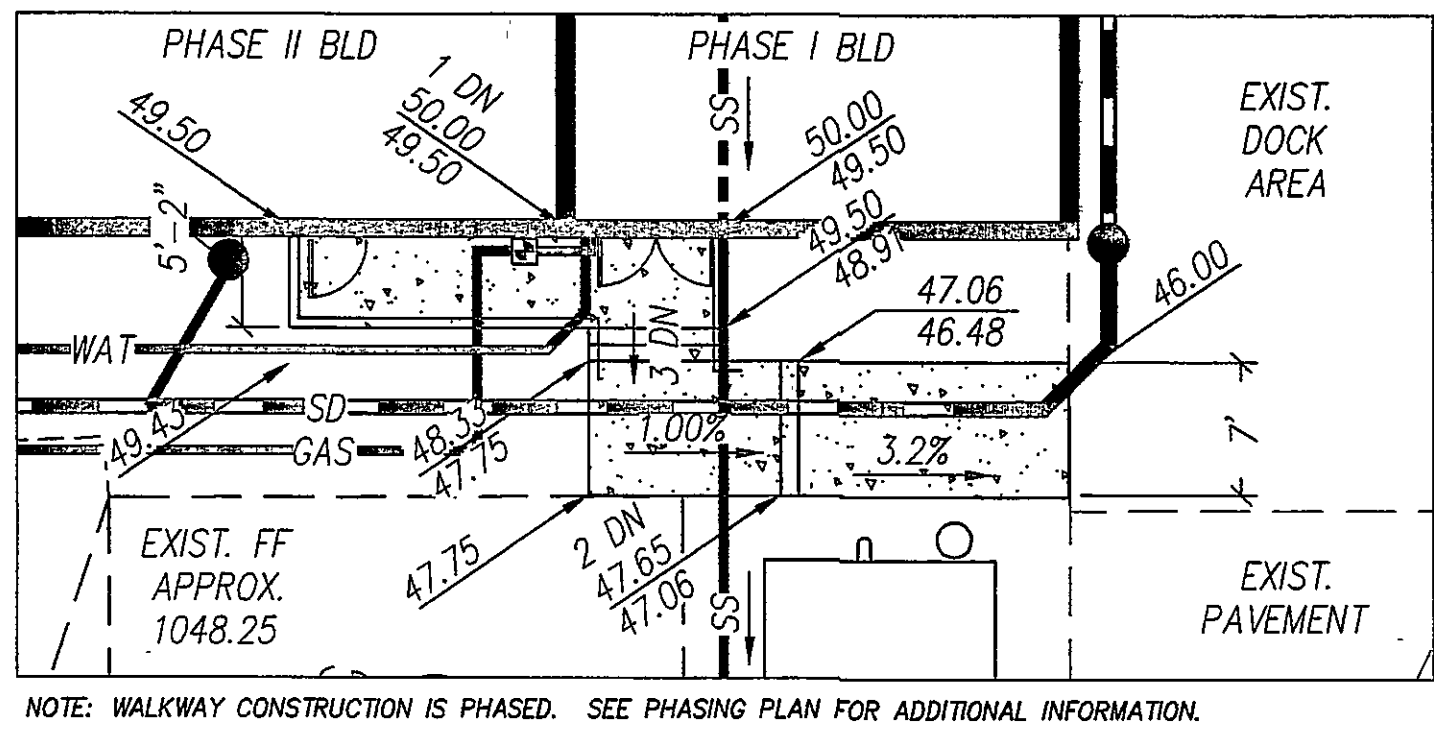


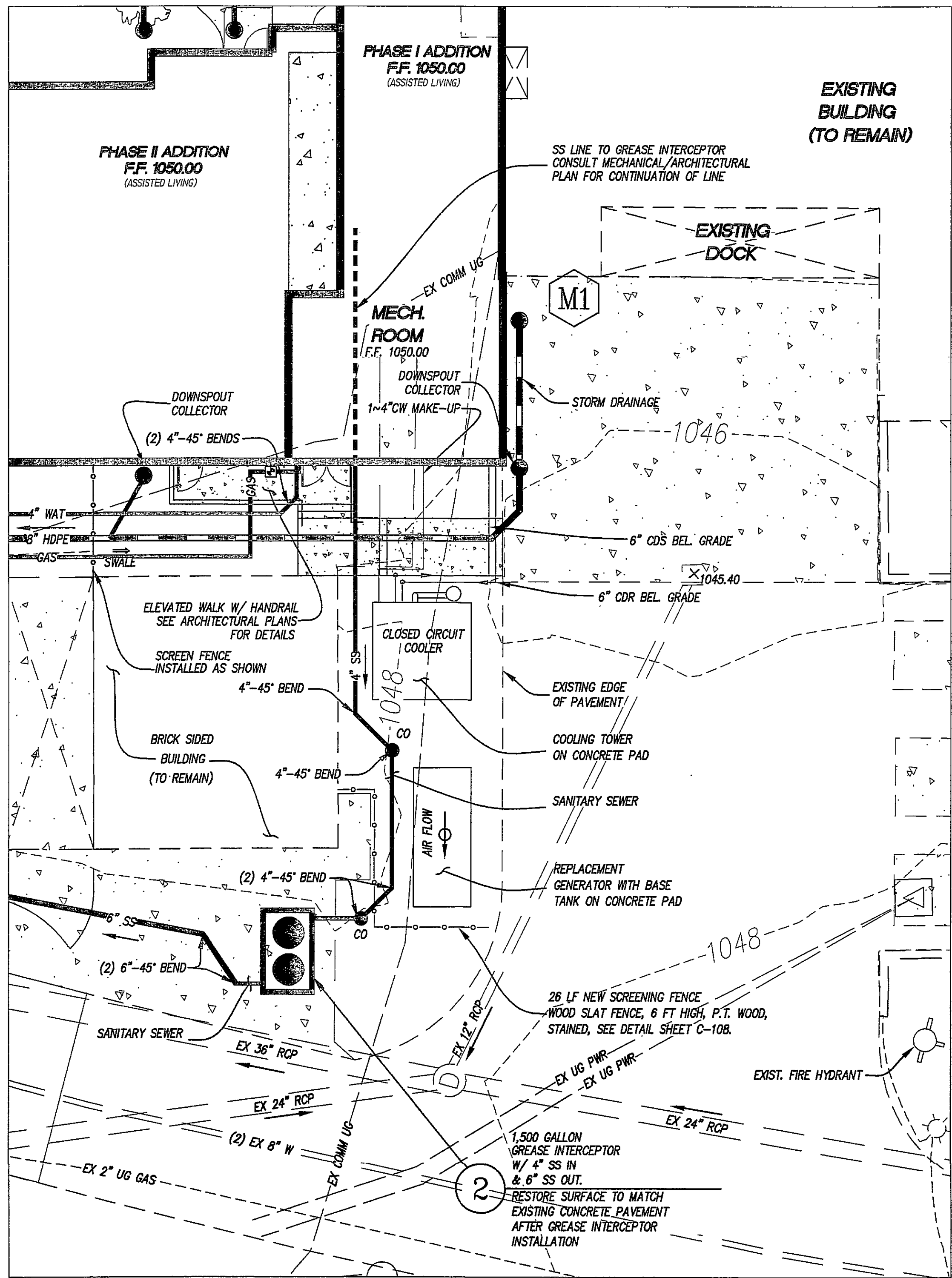
STRUCTURE ID	TYPE	GRATE SIZE	TOP	INV. IN (LOW)	INV. OUT (LOW)
B	NYLOPLAST, H-20 OR APPROVED EQUAL	15"	1047.25	1038.60	1038.50
C	NYLOPLAST, H-20 OR APPROVED EQUAL	12"	1048.75	1042.43	1042.33
D	NYLOPLAST, H-20 OR APPROVED EQUAL	12"	1049.00	1042.88	1042.78
E	NYLOPLAST, H-20 OR APPROVED EQUAL	12"	1049.00	1043.34	1043.24
F	NYLOPLAST, H-20 OR APPROVED EQUAL	15"	1049.00	1044.20	1044.10
H	NYLOPLAST, H-20 OR APPROVED EQUAL	15"	1049.00	1044.91	1044.81
I	NYLOPLAST, H-20 OR APPROVED EQUAL	15"	1048.75	1042.81	1042.51
J	NYLOPLAST, H-20 OR APPROVED EQUAL	15"	1049.00	1043.83	1043.58
K	NYLOPLAST, H-20 OR APPROVED EQUAL	15"	1049.00	1045.40	1045.30
L	NYLOPLAST, H-20 OR APPROVED EQUAL	15"	1047.50	1041.24	1041.14
M	NYLOPLAST, H-20 OR APPROVED EQUAL	15"	1047.50	1041.89	1041.56
N	NYLOPLAST, H-20 OR APPROVED EQUAL	15"	1049.00	NA	1045.60
O	NYLOPLAST, H-20 OR APPROVED EQUAL	15"	1049.00	NA	1045.60
P	NYLOPLAST, H-20 OR APPROVED EQUAL	15"	1049.00	1045.70	1045.60
Q	NYLOPLAST, H-20 OR APPROVED EQUAL	15"	1049.00	1045.70	1045.60
R	NYLOPLAST, H-20 OR APPROVED EQUAL	15"	1049.00	1045.30	1045.20
S	NYLOPLAST, H-20 OR APPROVED EQUAL	15"	1049.00	1045.50	1045.40
T	NYLOPLAST, H-20 OR APPROVED EQUAL	15"	1049.00	1045.28	1045.18
U	NYLOPLAST, H-20 OR APPROVED EQUAL	15"	1049.00	1045.70	1045.60
V	MODIFIED DI-1	NA	1048.75	NA	1044.25
W	MODIFIED DI-1	NA	1048.10	NA	1044.73
X	RELOCATE EXIST. DRAINAGE INLET	NA	1045.75	NA	1042.78



MECH. ROOM EXTERIOR
STAIR GRADING
SCALE: 1" = 10'

NOTES:

- SEE MECHANICAL PLAN FOR SITE LIGHTING AND DETAILS.
- SEE SHEET C-109 FOR PHASING PLAN.



DOCK AREA
SCALE: 1" = 10'

GRADING NOTES

- AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
- TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE.
- FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER.
- FILL MATERIAL SHALL BE PLACED AND COMPACTED IN EIGHT (8) INCH LOOSE LIFTS AND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698, STANDARD PROCTOR. MAINTAIN MOISTURE CONTENT OF FILL MATERIAL WITHIN THREE (3) PERCENT OF OPTIMUM TO ATTAIN REQUIRED COMPACTION DENSITY.
- NO SUBSURFACE SOILS INFORMATION HAS BEEN FURNISHED TO THE DESIGNING ENGINEER (LUMSDEN ASSOCIATES, P.C.), A QUALIFIED GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF VIRGINIA, SHOULD BE CONSULTED CONCERNING SOIL STABILITY, SLOPE STABILIZATION, SOIL COMPACTION, TESTING, AND OTHER SOIL CHARACTERISTICS. LUMSDEN ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY RELATING TO FAILURES RESULTING FROM SAME.
- SEE SHEET C-105 FOR SEWER, WATER, AND STORM DRAIN PROFILES.
- SEE SHEET C-105 FOR RETAINING WALL SCHEMATIC DETAIL.

NOTES:

- DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- TC=TOP OF CURB, TP=TOP OF PAVEMENT, TW=TOP OF WALL, BW=BOTTOM OF WALL, FG=FINISHED GROUND, SW=SIDEWALK.

LEGEND

ITEM	EXISTING	PROPOSED
PAVEMENT	---	---
CONCRETE CURB	---	---
STORM DRAIN LINE	---	---
SANITARY SEWER MANHOLE	---	---
SANITARY SEWER LINE	---	---
WATERLINE (DOMESTIC)	---	---
LIGHT POLE	---	---
OVERHEAD ELECTRIC LINE	---	---
OVERHEAD TELEPHONE LINE	---	---
INDEX CONTOURS	---	---
INTERMEDIATE CONTOURS	---	---
UNDERGROUND GAS	---	---
UNDERGROUND COMMUNICATIONS	---	---
WATERLINE (FIRE)	---	---
SPOT ELEVATION	---	---

GRADING PLAN
SCALE: 1" = 30'

NO. DATE REVISION

PACKAGE #6: 12/20/05
PERMIT AND CONSTRUCTION SET

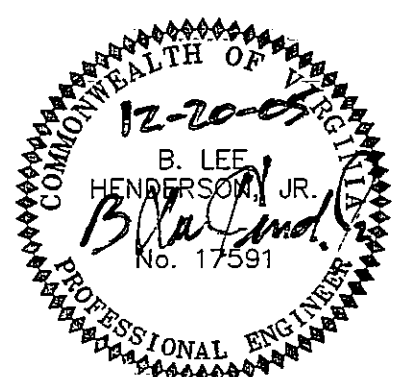
PACKAGE #5: 12/5/05
FOUNDATION PERMIT SET

PACKAGE #4: 11/15/05
SITE DEVELOPMENT SUBMISSION

PACKAGE #3: 11/18/05
85% CONSTRUCTION DOC. SET

PACKAGE #2: 19/16/05
DESIGN DEVELOPMENT SET

PACKAGE #1: 6/30/05
SCHEMATIC DESIGN SET



PERKINS EASTMAN ARCHITECTS P
1100 LIBERTY AVE
PITTSBURGH, PA 15222-42
412.455.05
FAX 412.455.05

Owner:
VIRGINIA LUTHERAN HOMES, INC.
117 SHERATON DRIVE
SALEM, VA 24153 TEL. 540-562-5443

Civil / S.W.:
LUMSDEN ASSOCIATES
4564 BRAMBLETON AVENUE
ROANOKE, VA 24018 TEL. 540-774-4411

Structural:
DAY & KINDER CONSULTING ENGINEERS
3238 ELECTRIC ROAD, BUILDING C
ROANOKE, VA 24018 TEL. 540-774-5705

MEP:
LAWRENCE PERRY & ASSOCIATES
304 W. CHURCH STREET
ROANOKE, VA 24025 TEL. 540-342-1816

Landscape:
DAN CHITWOOD DESIGN
PO BOX 20912
ROANOKE, VA 24018 TEL. 540-989-6040

GENERAL CONTRACTOR:
LIONBERGER CONSTRUCTION
5803 STARKEY ROAD
PO BOX 20208
ROANOKE, VA 24018 TEL. 540-989-5301

PROJECT TITLE:

BRANDON OAKS
PHASE ONE-
ADDITION &
RENOVATIONS

3804 BRANDON AVE.
ROANOKE, VA 24018

PROJECT NO: 19412

DRAWING TITLE:

GRADING
PLAN

SCALE: 1"=30'

C-104

PACKAGE #6
PERMIT AND CONSTRUCTION SET
12/20/2005