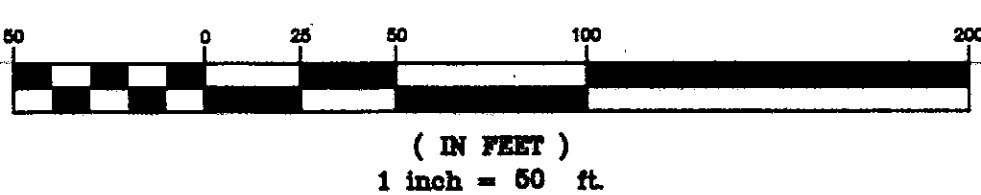


NOTES:

1. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WESTERN VIRGINIA WATER AUTHORITY'S WATER AND SANITARY SEWER STANDARDS.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
3. SANITARY SEWER MATERIAL SHALL BE PVC, SDR 35, EXCEPT AS NOTED, OR APPROVED EQUAL.
4. WATER LINE MAIN MATERIAL SHALL BE C900 PVC, DRI4, EXCEPT AS NOTED, OR APPROVED EQUAL.
5. THE WORKING PRESSURE FOR WATER MAINS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IS LESS THAN 100 PSI.
6. WET TAPS TO THE EXISTING WATER MAIN ARE TO BE PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY AFTER THE CONTRACTOR HAS PERFORMED EXCAVATION AND SHORING PER OSHA REGULATIONS. THE CONTRACTOR SHALL FURNISH AND INSTALL THE TAPPING SLEEVE AND TAPPING VALVE.
7. NEW SANITARY SEWER MANHOLES NO. 1 AND NO. 10 TO BE SET ON THE EXISTING SANITARY SEWER LINE WILL REQUIRE BYPASS PUMPING OF THE EXISTING SANITARY SEWER FLOWS FOR THE CONDITIONS OF SECTION 3.5 OF SPECIFICATION 02731 OF THE WESTERN VIRGINIA WATER AUTHORITY'S WATER AND SANITARY SEWER STANDARDS. A WESTERN VIRGINIA WATER AUTHORITY INSPECTOR MUST BE ON SITE DURING INSTALLATION OF THE NEW MANHOLES.
8. THE CONTRACTOR IS RESPONSIBLE FOR ANY REPAIRS FOR DAMAGE TO EXISTING STRUCTURES AS A RESULT OF CONSTRUCTION IN ACCORDANCE WITH VDOT, WESTERN VIRGINIA WATER AUTHORITY, AND/OR ROANOKE COUNTY STANDARDS AND SPECIFICATIONS.
9. LIGHT POLES TO BE INSTALLED BY AEP. LIGHT POLE LOCATIONS TO BE 10.5 FEET OFF BACK OF CURB ON THE LEFT SIDE OF GANDER WAY AND 3.5 FEET OFF BACK OF CURB ON THE RIGHT SIDE OF GANDER WAY. LIGHTS POLES SHALL BE SITUATED SUCH THAT ALL FIXTURES AND OVERHANGS ARE LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.

GRAPHIC SCALE



STORMWATER MANAGEMENT MAINTENANCE DRAIN NOTE:

ALL MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MAINTENANCE AGREEMENT EXECUTED AS A PART OF THE APPROVAL OF THESE DEVELOPMENT PLANS BY ROANOKE COUNTY. IN ADDITION, ALL MAINTENANCE OF EACH STORMWATER MANAGEMENT FACILITY SHALL BE IN ACCORDANCE WITH DCR STANDARDS. IF DRAINING OF ONE OF THE STORMWATER MANAGEMENT FACILITIES IS REQUIRED, AN INSPECTION OF THE WATER WITHIN THE FACILITY SHALL BE PERFORMED PRIOR TO DRAINING. IF THE WATER WITHIN THE FACILITY IS SEDIMENT LADEN, THEN THE MAINTENANCE DRAIN SHALL NOT BE UTILIZED. THE FACILITY THEN SHALL BE DRAINED BY MEANS OF PUMPING AND THE WATER MUST BE FILTERED IN ACCORDANCE WITH DCR STANDARDS THROUGH SUCH METHODS AS DESCRIBED IN DCR'S ESC HANDBOOK, STANDARD AND SPECIFICATION 3.28 - DRAINAGE STRUCTURE.

MATCH LINE (SHEETS 7 & 10)

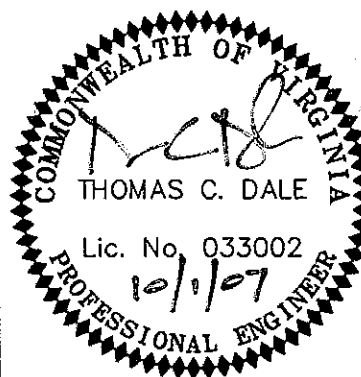
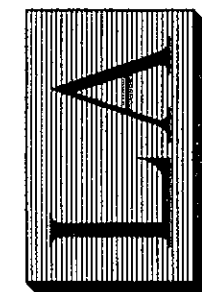
MATCH LINE (SHEETS 6 & 9)
SEE DEVELOPMENT PLANS
FOR CAMPING WORLD FOR
ADDITIONAL CONSTRUCTION
DETAILS IN THIS AREA

SEE DEVELOPMENT PLANS
FOR GANDER MOUNTAIN FOR
ADDITIONAL CONSTRUCTION
DETAILS IN THIS AREA

GANDER WAY

INTERSTATE 81
NORTHBOUND 81
SOUTHBOUND 81

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



APPROVED
GRADING
PLAN

OVERALL SITE INFRASTRUCTURE AND
MASS GRADING DEVELOPMENT PLANS FOR
THE OPPIDAN RETAIL CENTER
PREPARED FOR
OPPIDAN INVESTMENT COMPANY
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION
1	6/26/07	ADDED NOTE FOR SW MAINTENANCE
2	9/7/07	DEVELOPER REVISIONS
3	10/1/07	ADDED SW FENCING AND WATER LINE STUD FOR CAMPING WORLD
4		
5		

DATE: June 5, 2007

SCALE: 1" = 50'

COMMISSION NO. 2006-2240

SHEET 9 OF 23