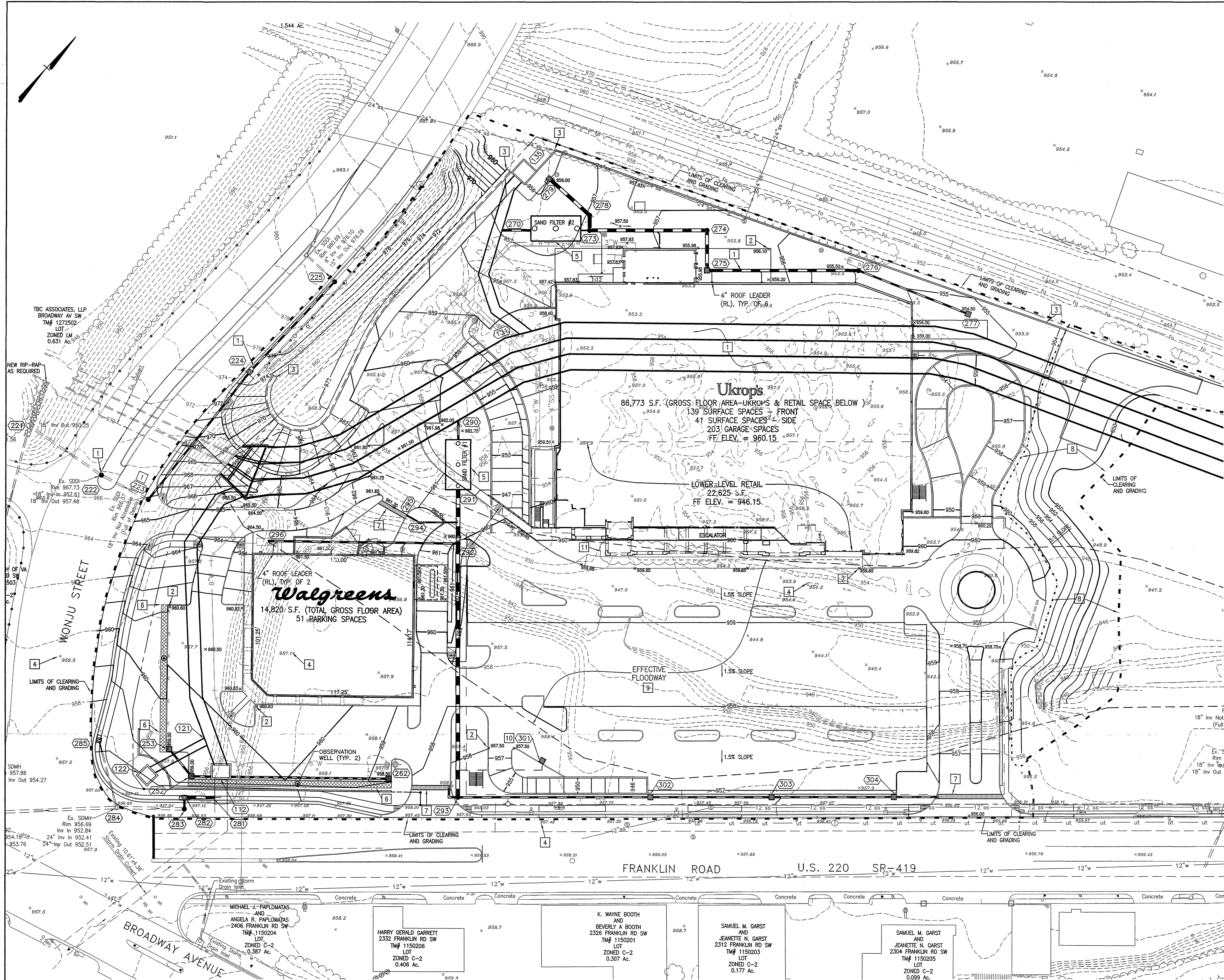




- GENERAL NOTES:**
1. LENGTH OF STORM DRAIN PIPE IS HORIZONTAL DISTANCE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
 2. "SPILL" GUTTER WHERE DRAINAGE PATTERN IS AWAY FROM GUTTER TO PREVENT TRAPPED OR STANDING WATER.
 3. REFER TO BUILDING PLANS FOR EXACT LOCATION OF BUILDING DOWN-SPOUTS.
 4. ROOF LEADERS SHALL BE 6" SCHEDULE 40 PVC PIPE, UNLESS OTHERWISE NOTED.
 5. FLOODNOTE: CAPTION PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA MAP #51161C0024 D, PANEL #24 OF 90, DATED OCTOBER 15, 1993.

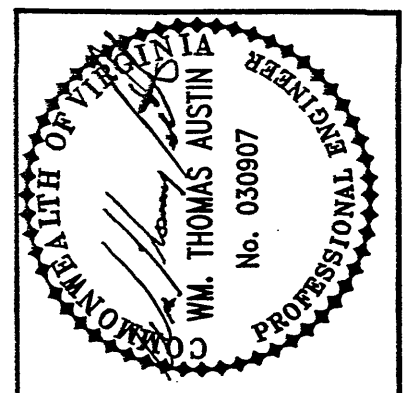
- KEYNOTES:**
- 1 NEW STORM DRAIN (SD) AND ROOF LEADER (RL). SEE SHEET C-12 AND C-13 FOR PROFILES.
 - 2 FINISH GRADE SPOT ELEVATION, TYPICAL. EDGE OF PAVEMENT OR BOTTOM OF CURB, UNLESS OTHERWISE NOTED.
 - 3 NEW RETAINING WALL. REFER TO SHEET C-10 FOR PLAN AND ELEVATIONS.
 - 4 EXISTING GRADE SPOT ELEVATION, TYPICAL.
 - 5 STORMWATER SAND FILTER. REFER TO SHEET C-9 FOR DETAIL AND SCHEDULE.
 - 6 INFILTRATION TRENCH. REFER TO SHEET C-9 FOR ENLARGED PLAN AND ADDITIONAL INFORMATION. LOCATION OF OBSERVATION WELLS ARE SHOWN HEREON.
 - 7 NEW TRENCH DRAIN.
 - 8 INTERIM GRADES - TO BE MODIFIED UNDER PHASE II WORK.
 - 9 FLOODWAY SHOWN IS ASSOCIATED WITH OPEN CHANNEL OF ORE BRANCH. ONCE THE CULVERT CONNECTION IS MADE, THE FLOODWAY WILL BE CONTAINED WITHIN THE TRIPLE BOX CULVERT.
 - 10 STORM DRAIN STRUCTURE 301 CONNECTS TO ON-SITE STORM DRAIN SYSTEM VIA A LINE RUNNING UNDER THE PARKING GARAGE DECK.
 - 11 THE CONSTRUCTION OF BUILDING FOOTINGS LOCATED IN THE FLOODWAY SHALL NOT BE PERMITTED UNTIL EITHER:
1) THE PROPOSED TRIPLE BOX CULVERT AND JUNCTION STRUCTURES ARE SUBSTANTIALLY COMPLETE AND WATER IS DIVERTED THROUGH THE SYSTEM, OR
2) THE LOCATION OF THE FLOODWAY IS REVISED SUCH THAT SAID BUILDING FOOTINGS ARE NO LONGER LOCATED WITHIN THE FLOODWAY AS DETERMINED THROUGH ADDITIONAL HYDRAULIC MODELING APPROVED BY THE CITY OF ROANOKE ENGINEERING DEPARTMENT.

LEGEND

- DITCH LINE
- RL ROOF LEADER (SIZE AS INDICATED)
- INFILTRATION TRENCH
- STORM DRAIN PIPE
- STORM DRAIN STRUCTURE NO. SCALE IN FEET

0 30 60

THE CONSTRUCTION OF BUILDING FOOTINGS LOCATED IN THE FLOODWAY SHALL NOT BE PERMITTED UNTIL EITHER:
1) THE PROPOSED TRIPLE BOX CULVERT AND JUNCTION STRUCTURES ARE SUBSTANTIALLY COMPLETE AND WATER IS DIVERTED THROUGH THE SYSTEM, OR
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Revisions	Date	By	Check
1	1/15/05	Final	City of Roanoke Review

Issue Date:	October 25, 2005
Drawn By:	CVI
Designed By:	RCM/CZI/WTA
Checked By:	WTA
Date:	10/25/2005

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SITE DEVELOPMENT PLANS
IVY MARKET - PHASE I
GRADING AND STORM
DRAINAGE PLAN - AREA 'A'
CITY OF ROANOKE, VIRGINIA

Vertical Scale:
N/A

Horizontal Scale:
1" = 30'

Commission No.
2384

Sheet No.:
C-6