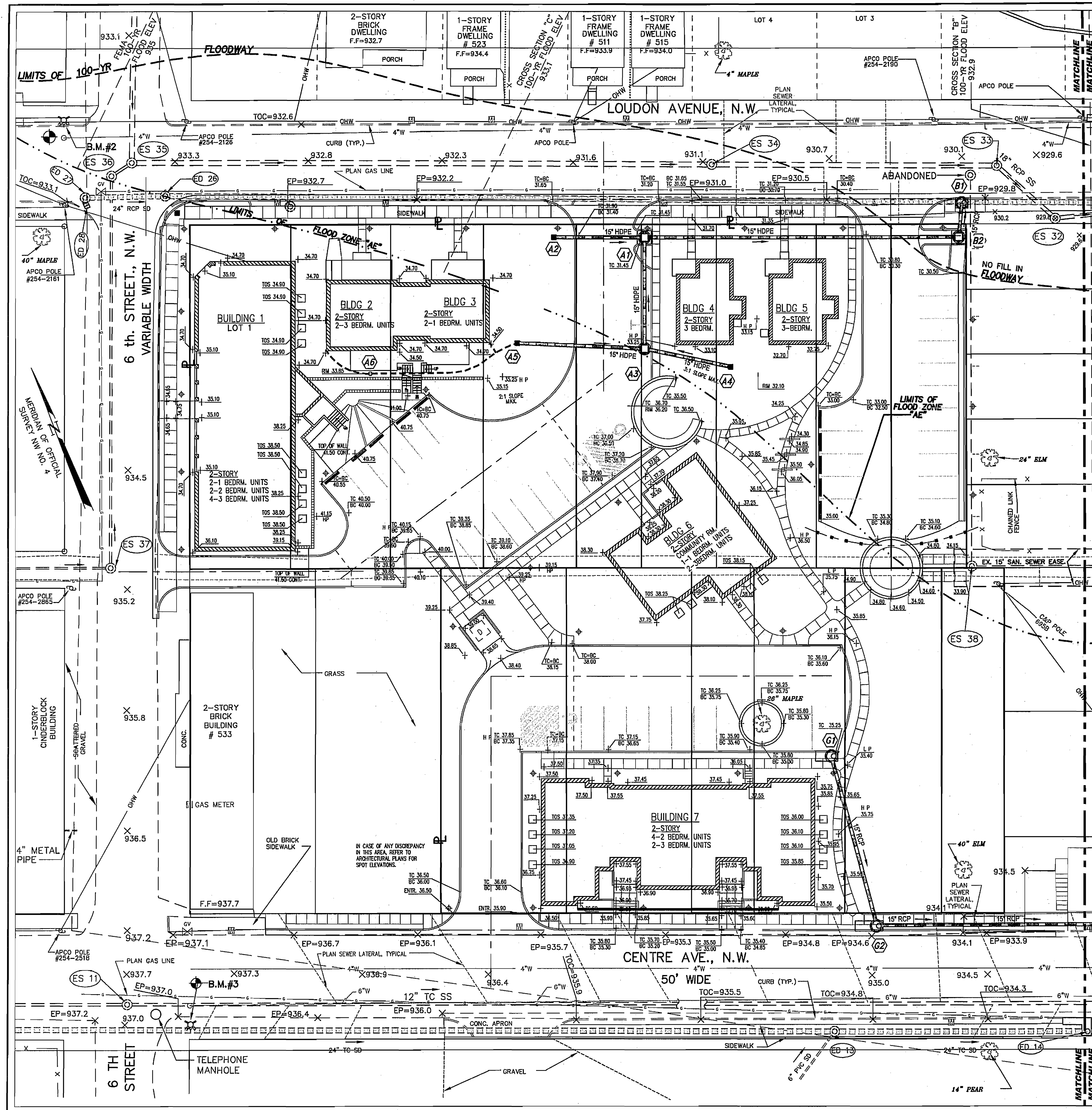




PROPOSED DRAINAGE NOTES

1. REFER TO ARCHITECTURAL PLANS FOR GEOMETRIC LAYOUT DESCRIPTIONS.
2. ALL STORM SEWER INSTALLATION SHALL MEET VDOT REQUIREMENTS AND THE CITY OF ROANOKE APPROVAL.
3. ALL DRAINAGE PIPE CONNECTING TO A STRUCTURE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE (RCP), CLASS III, O-RING, B-WALL PIPE. O-RING PIPE IS REQUIRED DUE TO ITS PROXIMITY TO THE FLOOD WAY. B-WALL PIPE IS REQUIRED TO LIMIT THE HEIGHT OF SEVERAL STRUCTURES. WITHIN THE PRIVATE PROPERTY, THE PIPE SHALL BE HDPE, TYPE N-12 PRO LINK WT. ALL DRAINAGE PIPE SHALL BE 15" PIPE, AND SHALL BE INSTALLED USING THE CURRENT VDOT BEDDING STANDARDS.
4. REFER TO "PROPOSED STORM SEWER TABLE", ON THE ADJACENT SHEET FOR STRUCTURE TYPE, PIPE MATERIALS, INVERTS, AND TOP ELEVATIONS. REFER TO THE "STORM SEWER PROFILES" FOR UTILITY CROSSINGS AND SPECIFIC STRUCTURE INFORMATION.
5. THE PROPOSED STORM SEWER SYSTEM ALONG LOUDON AVENUE SHALL BE INSTALLED PRIOR TO EXCAVATION OPERATIONS FOR THE SITE. THE STORM SEWER LINE SHALL INCLUDE "B1" TO "B2" TO "A1". THESE STRUCTURES SHALL BE USED FOR EXCAVATED DROP INLETS TO PROVIDE EROSION AND SEDIMENT CONTROL MEASURES ALONG LOUDON AVENUE.
6. THIS DEVELOPMENT DOES NOT INCLUDE STORMWATER MANAGEMENT DUE TO ITS PROXIMITY TO THE FLOODWAY, ITS CONTRIBUTING DRAINAGE AREA IN COMPARISON TO THE OVERALL DRAINAGE AREA, AND THE LACK OF PHYSICAL ABILITY TO CONSTRUCT AN ADEQUATE UNDERGROUND OR ABOVE GROUND DETENTION SYSTEM.
7. THE CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES FOR EACH PROPOSED STORM SEWER STRUCTURES, ONCE INSTALLED. SEVERAL EXISTING STRUCTURES WILL REQUIRE EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCING WITH ANY CONSTRUCTION.
8. THE PROPOSED STORM SEWER SYSTEM WILL REQUIRE GREAT CARE DURING CONSTRUCTION. THE DESIGN UTILIZES PIPE SLOPES LESS THAN ONE PERCENT (<1%) AND MINIMUM STRUCTURE DEPTHS. STRUCTURE "B1" SHALL BE A MONOLITHIC STRUCTURE DUE TO LACK OF DEPTH.
9. THE PROPOSED STORM SEWER LINE ALONG CENTRE AVENUE WILL ENCOUNTER MULTIPLE UTILITY CROSSINGS. THE STORM SEWER LINE REQUIRES SEVERAL UTILITY POLES TO BE REMOVED PRIOR TO CONSTRUCTION.
10. DUE TO INVERT LIMITATIONS AND RELATIVELY FLAT PIPE SLOPES, ALL STORM SEWER PIPE SHALL BE CONSTRUCTED FROM EXISTING STRUCTURES WORKING UPSTREAM.

PAVEMENT DETAILS

1. REFER TO ARCHITECTURAL PLANS FOR GEOMETRIC LAYOUT DESCRIPTIONS.
2. DETAILS ARE SHOWN ON SHEET 9 OF THE CIVIL DRAWINGS. THE CITY OF ROANOKE STREET DETAILS HAVE BEEN INCORPORATED. IN AREAS ALONG LOUDON AVENUE, THERE IS NO GUTTER ASSOCIATED WITH THE CURB. DETAILS "A/C9" AND "C/C9" SHOULD INCORPORATE VDOT CG-2 IN PLACE OF VDOT CG-6. SIDEWALK DETAILS SHOULD MATCH THE BACK OF CURB PER THE DETAILS ENCLOSED.
3. DETAIL "H/C9" IS INCORPORATED IN PLACE OF A STANDARD DI-3B. STRUCTURE MINIMUM HEIGHTS AND EXISTING DRAINAGE INVERTS LIMIT THE ABILITY TO UTILIZE A STANDARD DI-3B AND PROVIDE ADEQUATE DRAINAGE ACROSS THE PAVEMENT.
4. DETAIL "B/C9" SHOULD BE UTILIZED IN ALL AREAS WHERE UTILITY LINES ARE WITHIN THE EXISTING PAVEMENT.
5. ALONG CENTRE AVENUE, THE ENTIRE LENGTH OF CURB AND SIDEWALK SHALL BE RECONSTRUCTED WITH VDOT CG-6 CURB AND GUTTER AND ASSOCIATED SIDEWALK, UPON THE PLACEMENT OF LINE "ED31" TO "G2".

BENCHMARKS & SPOT ELEVATIONS

1. REFERENCE IS DIRECTED TO THREE BENCHMARKS LOCATED ALONG THE SITE. THE DESCRIPTIONS AND ELEVATIONS ARE ON THE COVER OF THE CIVIL PORTION OF THE PLANS.
2. SPOT ELEVATIONS AND SLOPES HAVE BEEN PROVIDED TO ASSIST WITH THE CONSTRUCTION STAKEOUT. ADDITIONAL REFERENCE IS DIRECTED TO "PAVEMENT/STORM SEWER PROFILES" SHEET SHOWING THE TRAFFIC SLOPES. ARCHITECTURAL PLANS SHOW A DISCREPANCY IN FINISHED FLOOR ELEVATIONS AND PAVEMENT ELEVATIONS. THESE DISCREPANCIES WILL BE CORRECTED PRIOR TO CONSTRUCTION; HOWEVER, DRAINAGE STRUCTURE ELEVATIONS SHALL HOLD TRUE.

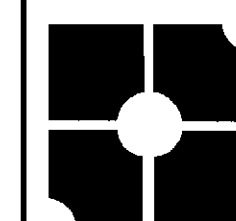
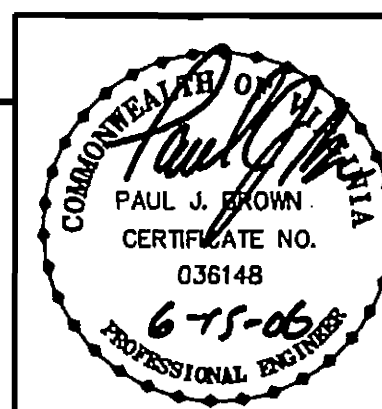
REFER TO "UTILITY PLANS" FOR DEMOLITION AND CONFLICT NOTES WITH OTHER UTILITIES. REFER TO "PROFILES" FOR UTILITY CONFLICTS, PIPE SLOPES, AND STRUCTURE INFORMATION.

FLOODPLAIN AND MINIMUM BUILDING ELEVATIONS:

Building #1: Building is in Zone "X". No Min. Bldg. Elev. applies.
 100-Yr BFE = 934.3,
 Plan Building Elevation = 935.35.
 Building #2/3: Building is in Zone "AE".
 100-Yr BFE = 933.6, Min. Bldg. Elev. = 935.6.
 Plan Building Elevation = 935.59 (crawl space elevation)
 Flood vents or backfilled crawl space required.
 Buildings #4 & 5: Buildings are in Zone "AE".
 100-Yr BFE = 933.0, Min. Bldg. Elev. = 935.0.
 Building #4 Plan Elevation = 935.75 (crawl space elevation)
 Building #5 Plan Elevation = 935.35 (crawl space elevation)
 Flood vents or backfilled crawl space required.
 Building #6: Building is in Zone "X". No Min. Bldg. Elev. applies.
 100-Yr BFE = 933.1,
 Plan Building Elevation = 938.35.
 Building #7: Building is in Zone "X". No Min. Bldg. Elev. applies.
 Plan Building Elevation = 937.60.

Pre-Construction Elevation Certificates have been prepared for Buildings 1 thru 6.
 Ref. FEMA FIRM MAP #51161C0042 F, Effective Date, Feb. 4, 2005.

DESIGNED BY P.J. BROWN
 DRAWN BY PJB
 CHECKED BY PJB
 W.D. # 06-0021-02
 N.B. JR-217
 TAX NO. AS SHOWN



parker
 DESIGN GROUP
 ENGINEERS * SURVEYORS * PLANNERS * LANDSCAPE ARCHITECTS

816 Boulevard
 Salem, Virginia 24153
 Phone: 540-387-1153
 Fax: 540-389-5767
 www.parkerdgm.com

06-0021-02-Const Dwg.dwg



HILL
STUDIO

Landscape Architecture
 Architecture
 Community Planning
 Historic Preservation

120 W. Campbell Ave. SW
 Roanoke, VA 24011

tel: 540-342-5263
 fax: 540-345-5625

www.hillstudio.com

PARK STREET SQUARE
 DRAINAGE & SPOT ELEVATION - 6TH STREET
 ROANOKE, VIRGINIA

Date: JUNE 13, 2006
 Scale: 1" = 20'
 Revisions:

Drawn By: PJB/TPPS
 Review By: PJB
 Project No. 06-0021-02
 HILL STUDIO NO. 0539

C5