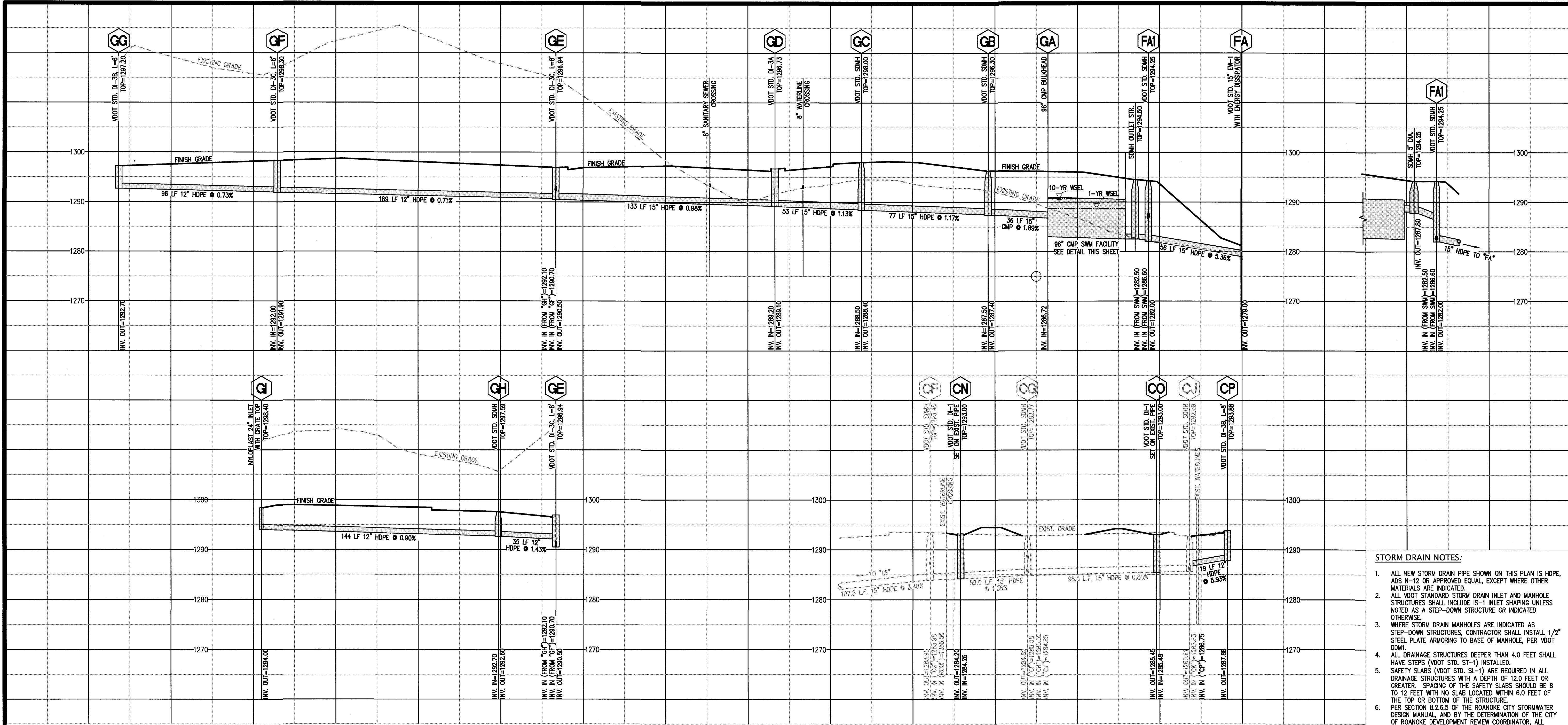
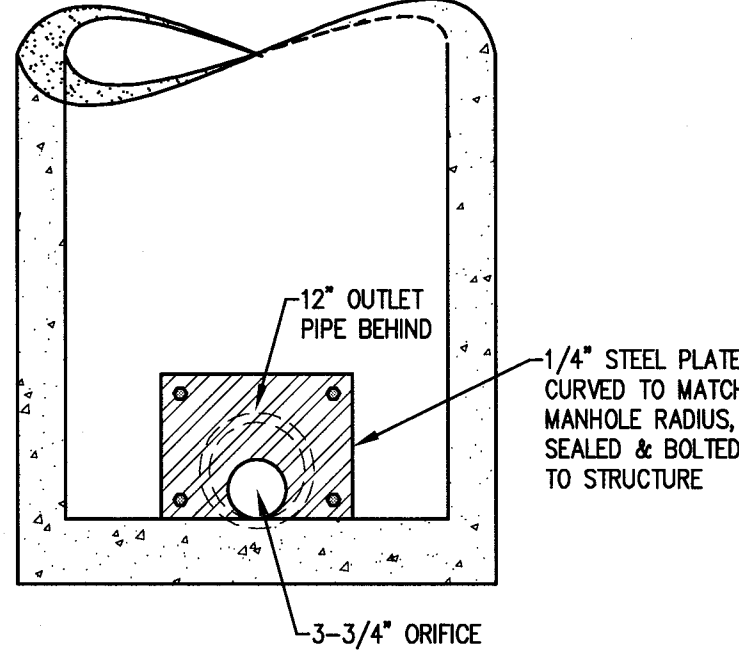
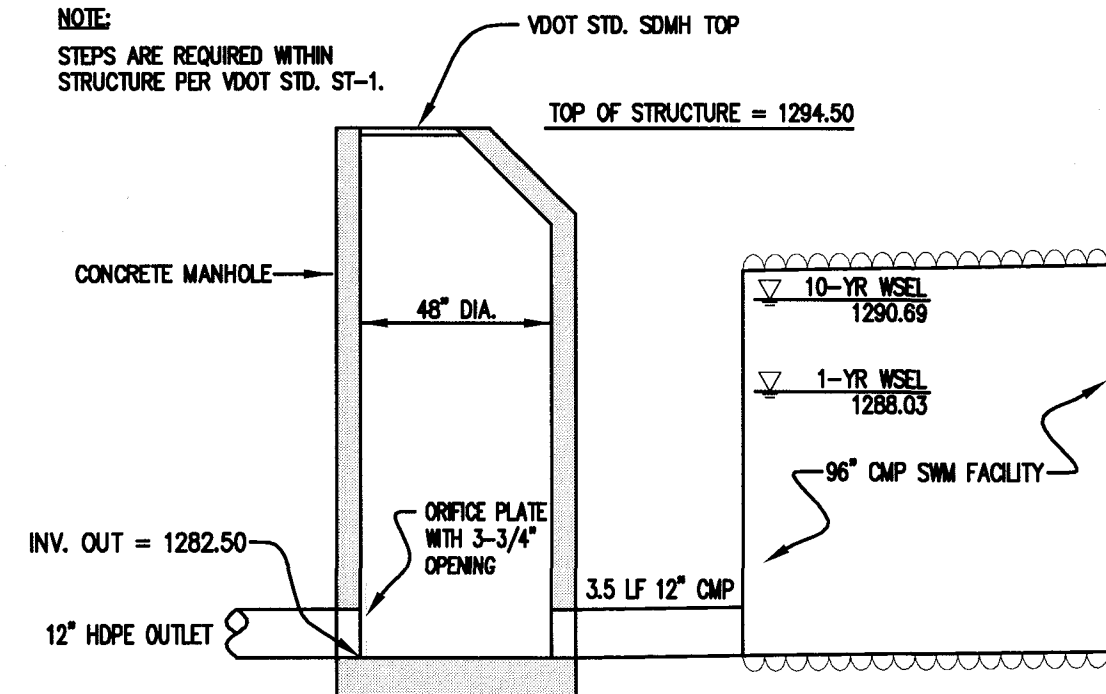
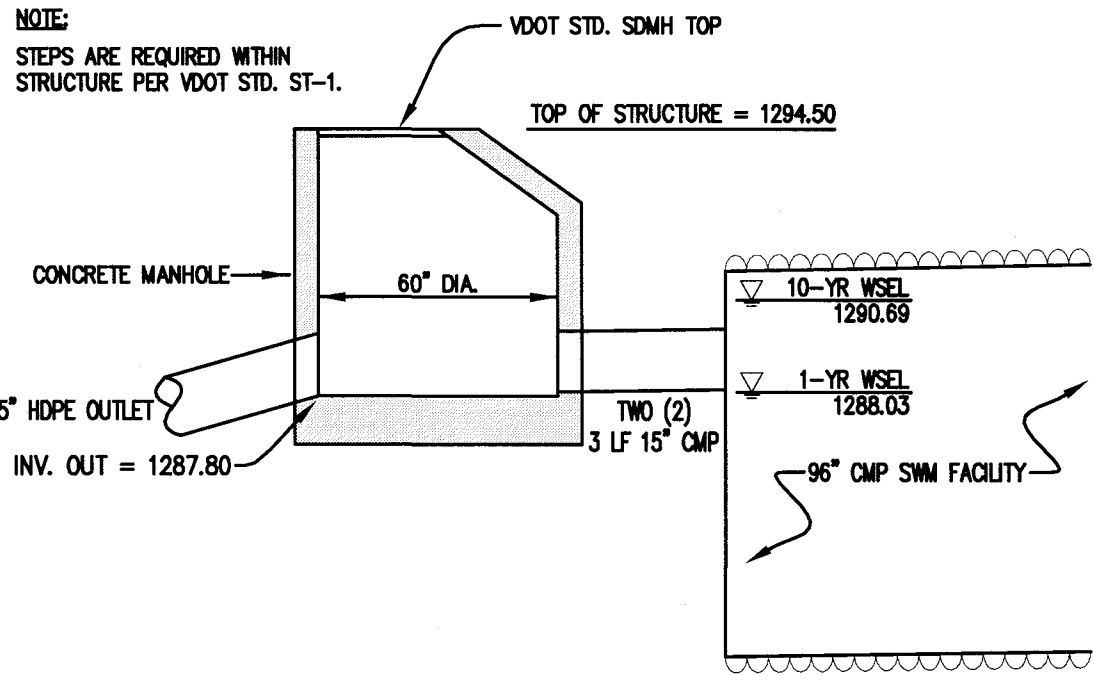
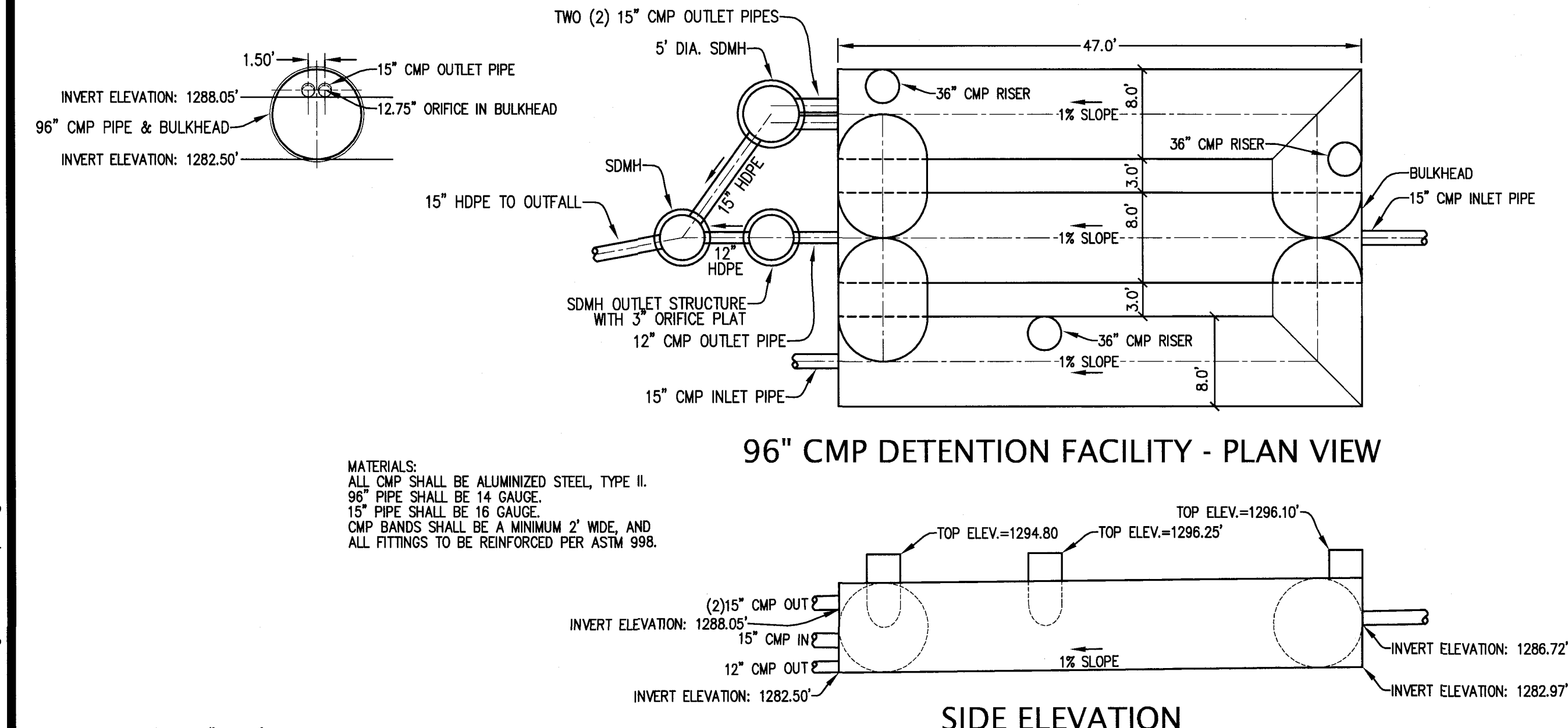


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- STORM DRAIN NOTES:**
- ALL NEW STORM DRAIN PIPE SHOWN ON THIS PLAN IS HDPE, ADS N-12 OR APPROVED EQUAL, EXCEPT WHERE OTHER MATERIALS ARE INDICATED.
 - ALL VDOT STANDARD STORM DRAIN INLET AND MANHOLE STRUCTURES SHALL INCLUDE IS-1 INLET SHAPING UNLESS NOTED AS A STEP-DOWN STRUCTURE OR INDICATED OTHERWISE.
 - WHERE STORM DRAIN MANHOLES ARE INDICATED AS STEP-DOWN STRUCTURES, CONTRACTOR SHALL INSTALL 1/2" STEEL PLATE ARMORING TO BASE OF MANHOLE, PER VDOT D0M1.
 - ALL DRAINAGE STRUCTURES DEEPER THAN 4.0 FEET SHALL HAVE STEPS (VDOT STD. ST-1) INSTALLED.
 - SAFETY SLABS (VDOT STD. SL-1) ARE REQUIRED IN ALL DRAINAGE STRUCTURES WITH A DEPTH OF 12.0 FEET OR GREATER. SPACING OF THE SAFETY SLABS SHOULD BE 8 TO 12 FEET WITH NO SLAB LOCATED WITHIN 6.0 FEET OF THE TOP OR BOTTOM OF THE STRUCTURE.
 - PER SECTION 8.2.6.5 OF THE ROANOKE CITY STORMWATER DESIGN MANUAL, AND BY THE DETERMINATION OF THE CITY OF ROANOKE DEVELOPMENT REVIEW COORDINATOR, ALL REINFORCED CONCRETE PIPE (RCP) STORM DRAIN SHALL HAVE WATER-TIGHT JOINTS.



UNDERGROUND STORMWATER DETENTION FACILITY SCHEMATIC DETAIL

STORMWATER MANAGEMENT FACILITY 10-YEAR STORM OUTLET STRUCTURE

STORMWATER MANAGEMENT FACILITY 1-YEAR STORM OUTLET STRUCTURE

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
by Adrian Gilbert 08/17/2017

COMPREHENSIVE DEVELOPMENT PLAN
FOR
PHEASANT RIDGE ASSISTED LIVING
PREPARED FOR
SMITH/PACKETT MED-COM, L.L.C.
SITUATED AT 4414 PHEASANT RIDGE ROAD, SW
CITY OF ROANOKE, VIRGINIA

LA
LUNSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

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ROANOKE, VIRGINIA 24018

COMMONWEALTH OF VIRGINIA
HOWARD P. BOGGS
Lic. No. 000920
6/23/17
LANDSCAPE ARCHITECT

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: June 23, 2017
SCALE: 1" = 30' (H); 1" = 10' (V)
COMMISSION NO.: 16-218
SHEET 8 OF 19