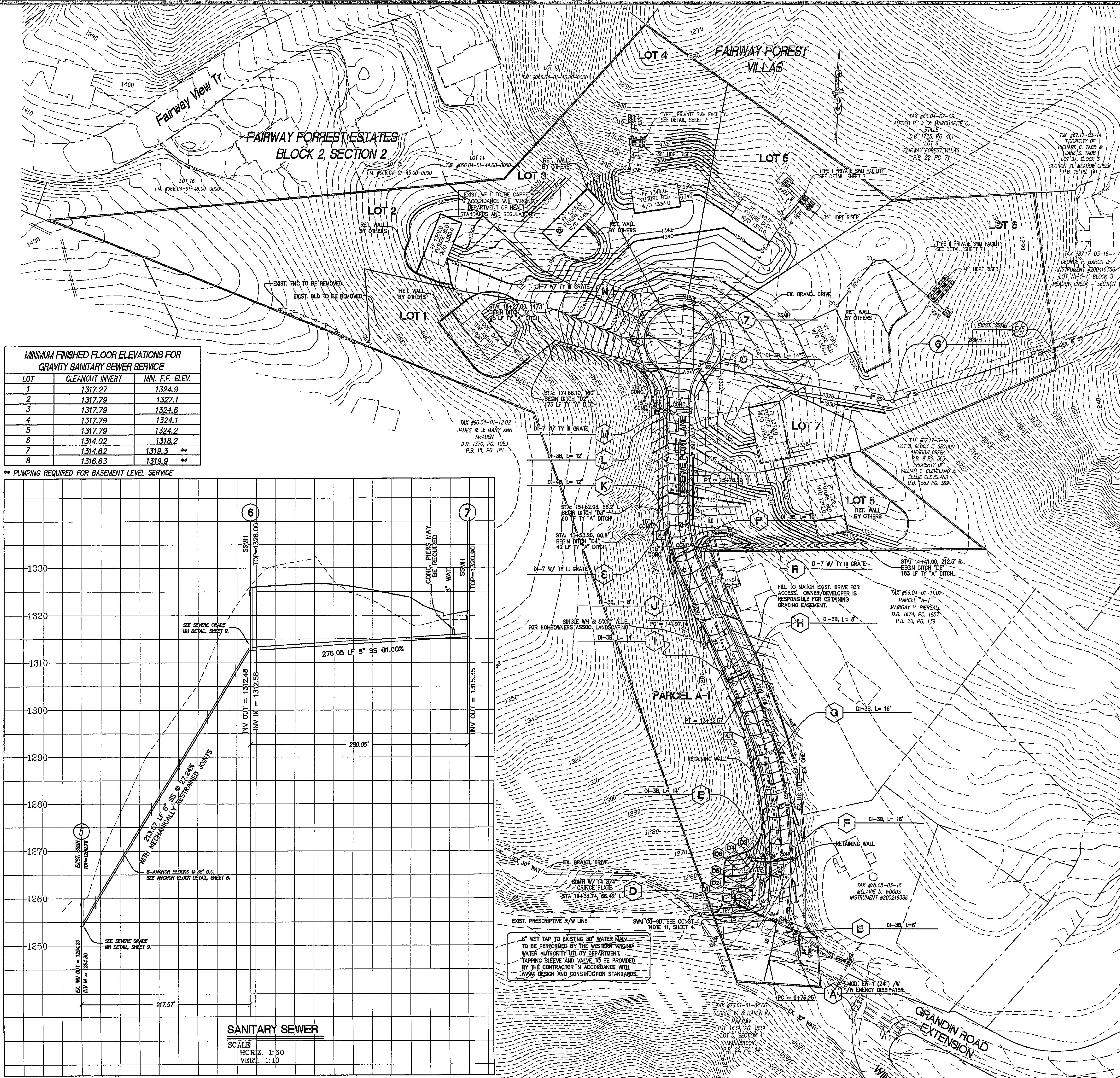
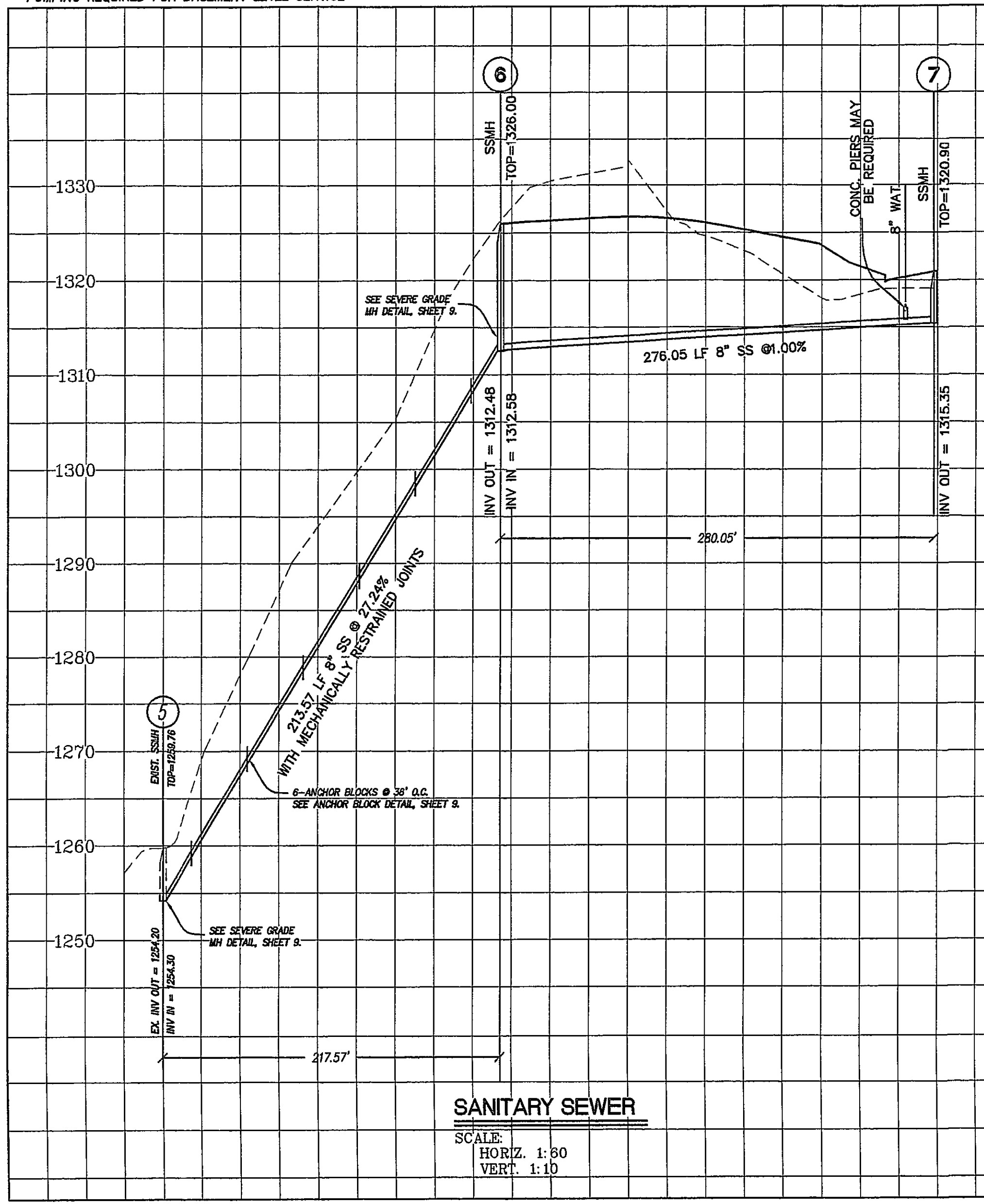




MINIMUM FINISHED FLOOR ELEVATIONS FOR GRAVITY SANITARY SEWER SERVICE

LOT	CLEANOUT INVERT	MIN. F.F. ELEV.
1	1317.27	1324.9
2	1317.79	1327.1
3	1317.79	1324.6
4	1317.79	1324.1
5	1317.79	1324.2
6	1314.02	1318.2
7	1314.62	1319.3
8	1316.63	1319.9

** PUMPING REQUIRED FOR BASEMENT LEVEL SERVICE



PRIVATE SWM FACILITY DIMENSION TABLE

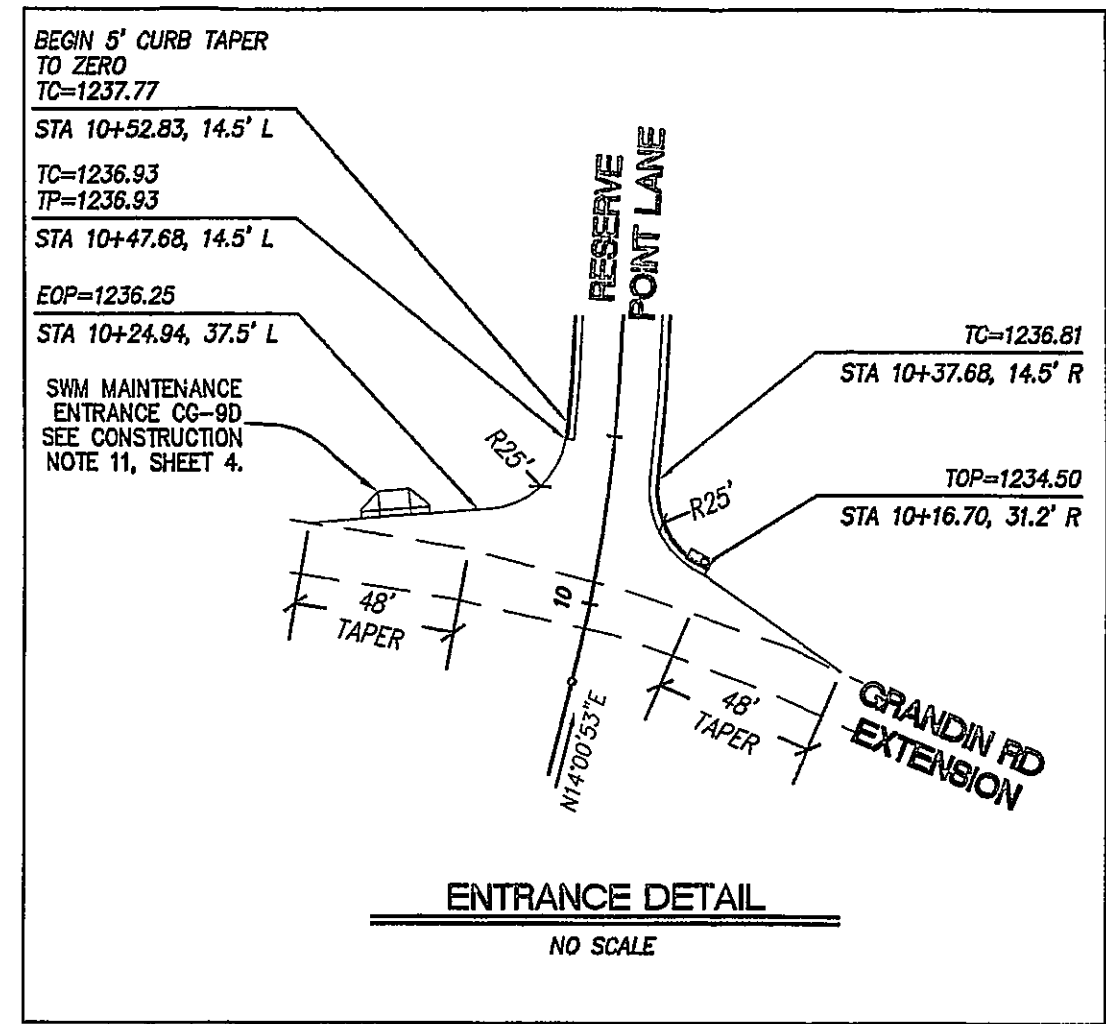
TYPE	TOTAL LOT BUILDING COVERAGE RANGE SQUARE FEET	SWM PIPE DIA. INCHES	SWM BARREL LENGTH FEET	NUMBER OF BARRELS	d1 INLET PIPE DIA. INCHES	d2 OUTLET PIPE DIA. INCHES	d3 OUTLET ORIFICE INCHES
I	4,250 - 4,750	36"	20'	3	8"	6"	2 1/8"
II	11,750 - 12,250	48"	37'	3	8"	6"	2 5/8"

PRIVATE SWM FACILITY SCHEMATIC (LOTS 4, 5, AND 6.)

NO SCALE

NOTES:

- 1.) DIMENSIONS FOR PRIVATE SWM FACILITIES ARE BASED ON LOT BUILDING COVERAGE IN SQUARE FEET. SEE "PRIVATE SWM FACILITY DIMENSION TABLE" FOR CORRESPONDING PIPE SIZES AND DIMENSIONS.
- 2.) HDPE PIPE SHALL BE SMOOTH WALL, ADS N-12, OR APPROVED EQUIVALENT.
- 3.) HDPE SWM TANK PIPES SHALL HAVE MIN. 3 FT. COVER.
- 4.) INDIVIDUAL SWM FACILITIES TO BE LOCATED AS SHOWN IN PLAN.
- 5.) ALL PIPES SHALL HAVE A MINIMUM SLOPE OF 1.0%.
- 6.) ALL PIPE CONNECTIONS SHALL BE MADE PER MANUFACTURER DETAILS AND SPECIFICATIONS.
- 7.) VDOT PIPE INSTALLATION STANDARDS SHALL APPLY.
- 8.) PRIOR TO CONSTRUCTION SHOP DRAWINGS SHALL BE SUBMITTED TO ROANOKE COUNTY FOR APPROVAL. SHOP DRAWING SHALL INCLUDE, BUT NOT BE LIMITED TO, JOINING, BRACING, FLOATATION PROTECTION, BEDDING AND BACKFILL REQUIREMENTS.
- 9.) SEE PLAN FOR PLACEMENT OF PRIVATE SWM FACILITY.



LEGEND

ITEM	EXISTING	PROPOSED
Pavement	---	---
Curb & Gutter	---	---
Storm Drain Line	---	---
Sanitary Sewer Manhole	---	---
Sanitary Sewer Line	---	---
Waterline	---	---
Hydrant	---	---
Light Pole	---	---
Overhead Electric Line	---	---
Overhead Telephone Line	---	---
Contours, Major (10')	---	---
Contours, Minor (2')	---	---

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

9-21-05
B. LEE
13124.6
No. 17591

GRADING PLAN AND
SANITARY SEWER
PROFILE

"THE RESERVE"
PREPARED FOR
BARON ENTERPRISES
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: SEPTEMBER 21, 2005
SCALE: 1" = 60'
COMMISSION NO: 04-026
CADD FILE: G:\04026\ENR\04026comp.dwg
SHEET 6 OF 11

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