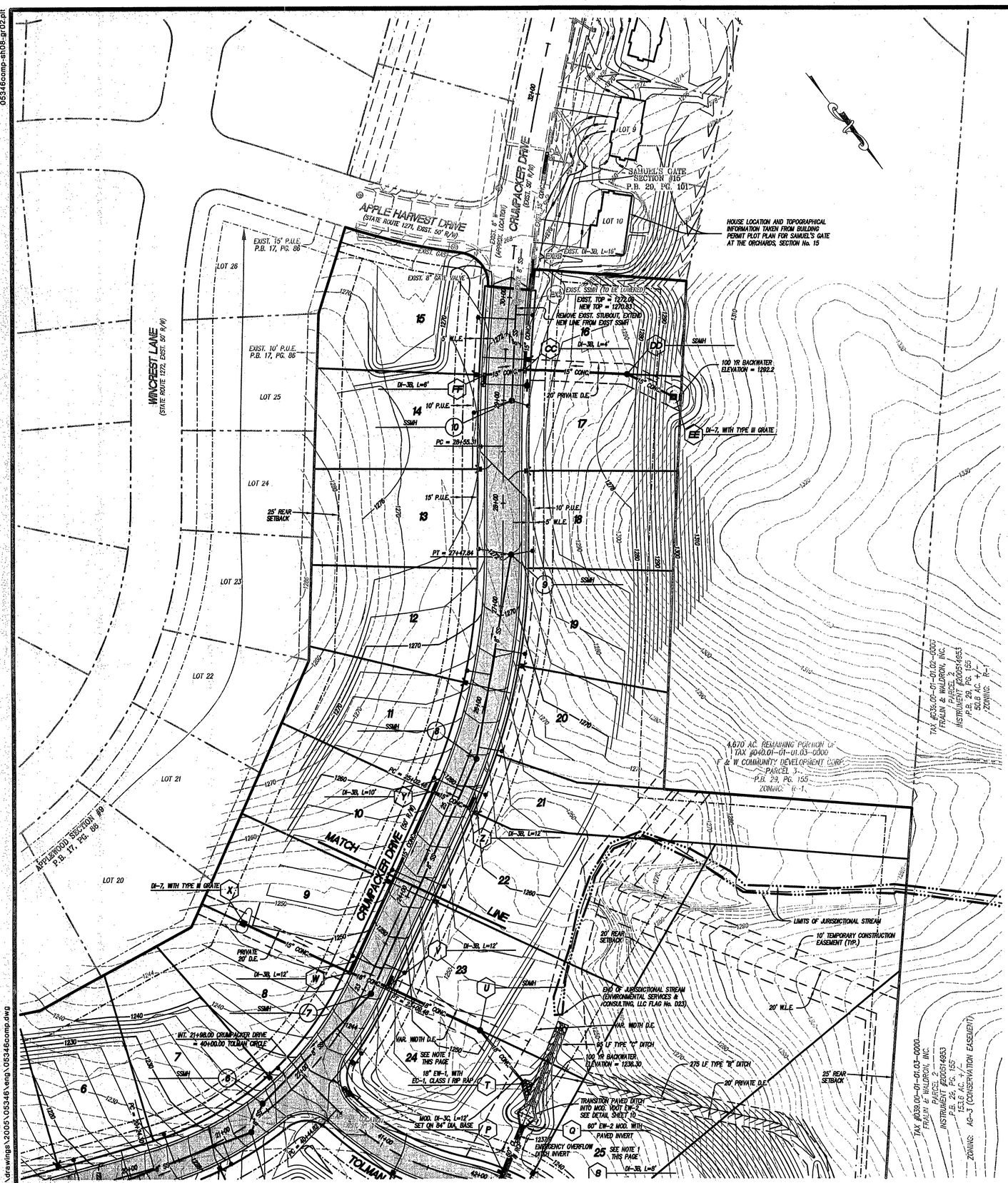
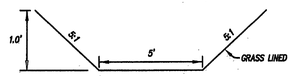


NOTES:

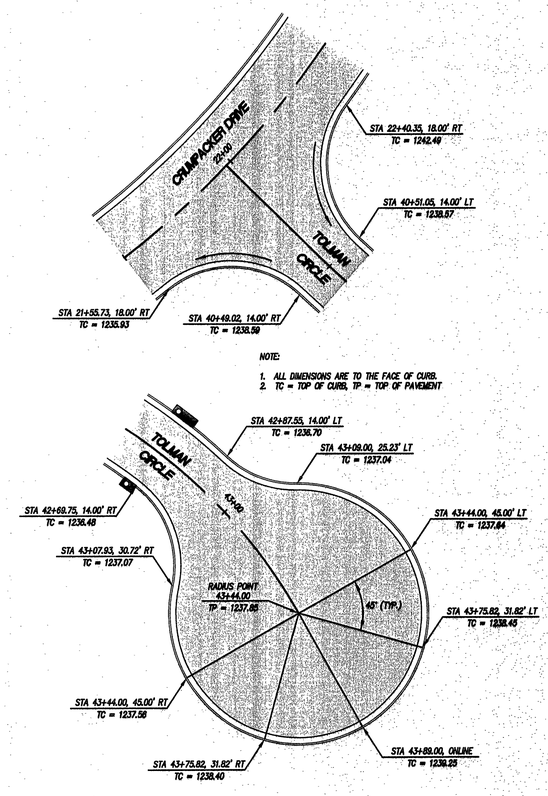
1. THE 60 INCH CULVERT UNDER TOLMAN CIRCLE IS DESIGNED TO CONVEY THE 100 YEAR STORM EVENT UNDER NORMAL CONDITIONS WITHOUT OVERTOPPING THE ROAD. HOWEVER, IT IS THE INTENT OF THIS PLAN TO CREATE AN ADDITIONAL EMERGENCY OVERFLOW DITCH WITHIN LOTS 24, 25, 29, AND 30 TO CONVEY DRAINAGE FROM THE NATURAL WATERCOURSE UPSTREAM OF LOTS 24 AND 25 TO THE REAR OF LOTS 29 AND 30 PROTECTING THOSE DWELLINGS IN LARGER STORM EVENTS OR IF THE 60 INCH CULVERT BECOMES CLOGGED. MORE SPECIFICALLY, GRADE LOTS 24 AND 25 SO THAT THE LOWEST FLOOR ELEVATION IS AT 1240. GRADE THE EMERGENCY OVERFLOW DITCH INVERTS TO THOSE SHOWN ON THE PLAN. GRADE LOTS 29 AND 30 SUCH THAT THE FIRST FLOOR ELEVATION OF THOSE LOTS ADJACENT TO TOLMAN CIRCLE ARE AT A MINIMUM ELEVATION OF 1238 AND THE BASEMENT FLOOR ELEVATIONS (IF PRESENT) ARE A MINIMUM OF THREE FEET HIGHER THAN THE ELEVATION OF THE EMERGENCY OVERFLOW DITCH INVERT ADJACENT TO THE REAR OF THE DWELLING.



EMERGENCY OVERFLOW DITCH

NO SCALE

MINIMUM FLOOR ELEVATIONS FOR GRAVITY SANITARY SEWER SERVICE			
LOT	TOP OF MAIN	CLEANOUT INVERT	FLOOR ELEVATION
1	1183.87	1183.93	1187.5
2	1185.80	1185.80	1189.8
3	1188.84	1188.86	1192.8
4	1193.62	1193.68	1197.7
5	1199.87	1199.95	1204.1
6	1207.10	1207.16	1211.1
7	1215.11	1215.03	1219.3
8	1228.19	1227.82	1232.1
9	1240.54	1240.54	1244.6
10	1246.26	1246.24	1250.4
11	1252.42	1252.38	1256.6
12	1258.67	1258.48	1262.7
13	1264.77	1264.72	1268.8
14	1264.98	1265.08	1268.7
15	1264.13	1264.23	1267.9
16	1264.09	1263.78	1267.5
17	1264.98	1264.62	1268.5
18	1264.77	1264.50	1268.5
19	1260.01	1259.98	1264.0
20	1255.02	1254.83	1259.9
21	1252.79	1252.58	1256.1
22	1246.70	1246.49	1250.4
23	1240.91	1240.68	1244.6
24	1234.60	1234.64	1238.6
25	1229.92	1231.27	1235.2
26	1229.92	1231.27	1235.6
27	1229.92	1231.14	1235.2
28	1222.79	1222.31	1226.1
29	1223.24	1222.78	1227.2
30	1210.77	1210.70	1215.4
31	1219.46	1219.24	1223.3
32	1211.87	1211.64	1215.7
33	1204.90	1204.57	1208.6
34	1198.38	1198.08	1202.2
35	1192.05	1191.76	1195.9
36	1188.70	1188.45	1192.4
37	1185.95	1185.86	1189.9
38	1175.62	1175.14	1179.0



CUL DE SAC AND INTERSECTION GRADING DETAILS

NO SCALE

WVWA ID# 6QZNLL

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COMMONWEALTH OF VIRGINIA
THOMAS C. DALE
No. 033002
10/23/06
PROFESSIONAL ENGINEER

GRADING PLAN

SECTION No. 16
SAMUEL'S GATE AT THE ORCHARDS

PREPARED FOR
F. & W. COMMUNITY DEVELOPMENT CORPORATION
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: October 23, 2006

SCALE: 1" = 50'

COMMISSION NO: 2005-346

SHEET 8 OF 16

05346comp-sh08-gr02.plt

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