

TOTAL DISTURBED AREA =
1.50 ACRES

KEYNOTES:

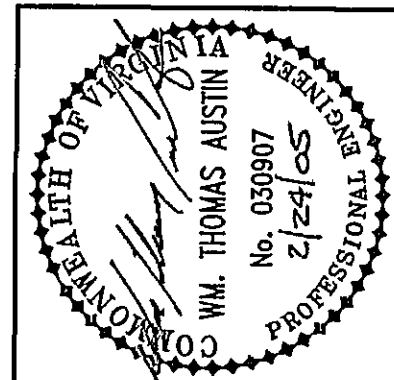
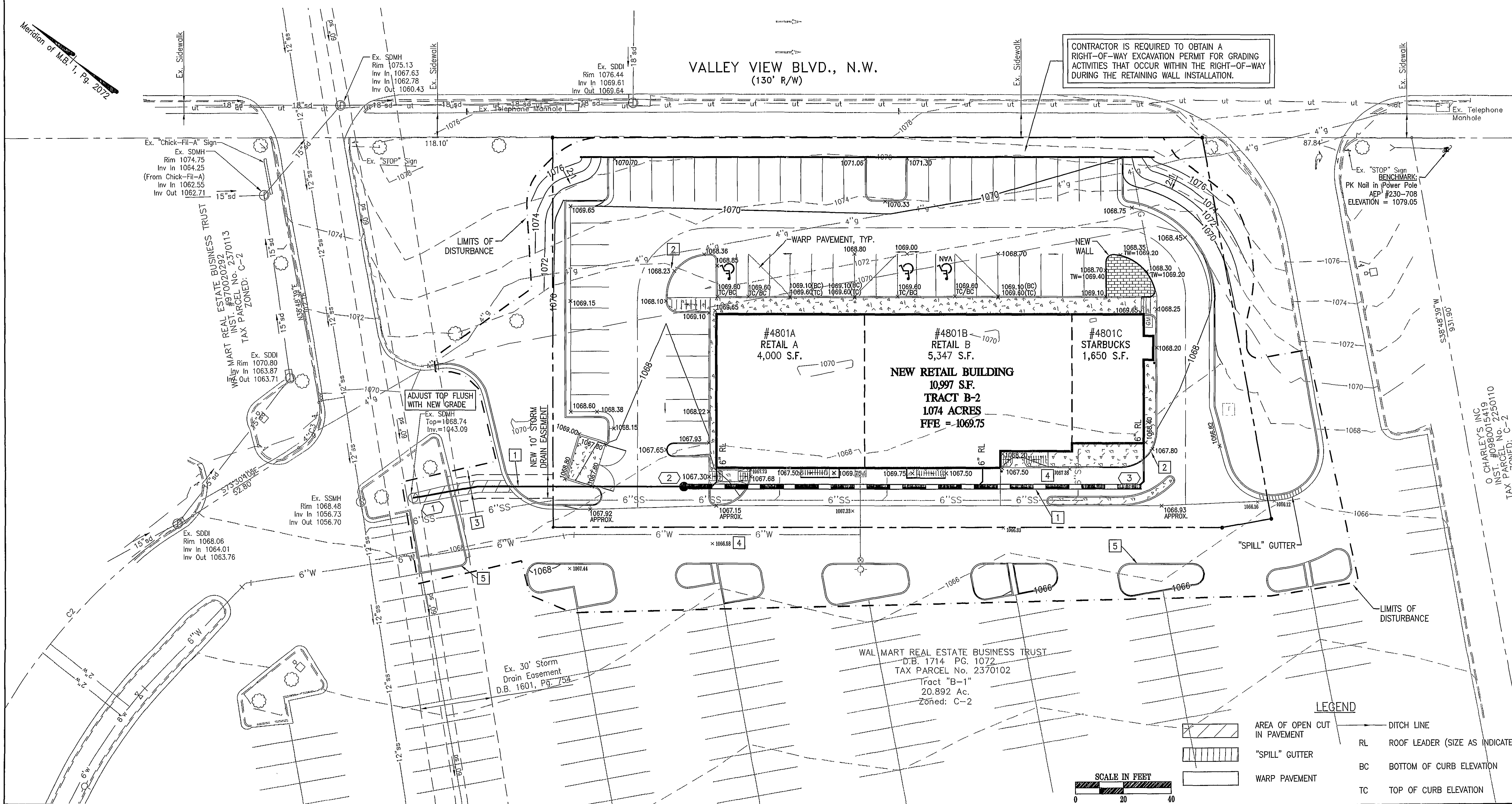
- 1 NEW STORM DRAIN (SD). SEE SHEET C-11 FOR PROFILE.
- 2 FINISH GRADE SPOT ELEVATION, TYPICAL. EDGE OF PAVEMENT OR BOTTOM OF CURB, UNLESS OTHERWISE NOTED.
- 3 OPEN CUT IN PAVEMENT. SEE UTILITY TRENCH REPAIR IN PAVEMENT DETAIL G-02 ON SHEET C-8.
- 4 EXISTING GRADE SPOT ELEVATION, TYPICAL.
- 5 BACKFILL NEW CURBED ISLAND WITH SUITABLE FILL MATERIAL AND FINISH WITH SIX INCHES OF TOPSOIL. CROWN GRADE ONE FOOT ABOVE CURB. (TYPICAL OF 7).

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.
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.
6. AREA OF OPEN CUT SHOWN IS MINIMUM REQUIRED TO INSTALL UTILITY LINES. CONTRACTOR SHALL BE REQUIRED TO REPLACE, IN ACCORDANCE WITH APPLICABLE DETAILS, ANY PAVEMENT DAMAGED OR REMOVED BY UTILITY INSTALLATION.

CONTRACTOR IS REQUIRED TO OBTAIN A RIGHT-OF-WAY EXCAVATION PERMIT FOR GRADING ACTIVITIES THAT OCCUR WITHIN THE RIGHT-OF-WAY DURING THE RETAINING WALL INSTALLATION.

VALLEY VIEW BLVD., N.W.
(130' R/W)



Revisions	Date
1 REVISIONS PER CITY OF ROANOKE COMMENTS	2/25/05
2 REVISIONS PER CITY OF ROANOKE COMMENTS	3/23/05

Issue Date:	DECEMBER 29, 2004
Drawn By:	CZY
Designed By:	CZY
Checked By:	WTA
Date:	12/29/04

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SITE DEVELOPMENT PLANS
FRONTIER 0407 VALLEY VIEW, LLC
**GRADING AND STORM
DRAINAGE PLAN**
CITY OF ROANOKE, VIRGINIA

Vertical Scale:
N/A

Horizontal Scale:
1" = 20'

Commission Number:
2343

Sheet No.:
C-6