

BENCHMARK TABLE		
	①	②
NORTHING (1)	3649192.515	3648991.439
EASTING (1)	11064885.026	11064823.583
ELEVATION (2)	1079.88	1093.62
DESCRIPTION	PI/PK IN STUMP	PI/IRC

(1) VIRGINIA STATE PLANE COORDINATE SYSTEM - FROM PLAT INST. #201000283
(2) NGVD88

GRADING AND STORM DRAINAGE GENERAL NOTES:

- THE PROJECT PROPERTY IS IN FEMA DEFINED ZONE "UNSHADED X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 51161C01586, PANEL 158 OF 310, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- CONTOUR INTERVAL SHOWN IS TWO (2) FOOT.
- THE WORK OF THE PROJECT INVOLVES LAND DISTURBANCES OF MORE THAN ONE (1) ACRE. THE COUNTY OF ROANOKE AND VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ) SHALL REQUIRE THE WORK BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF GENERAL PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES-AUTHORIZATION TO DISCHARGE UNDER THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) AND THE VIRGINIA STORMWATER MANAGEMENT ACT. THE OWNER/DEVELOPER HAS APPLIED FOR COVERAGE UNDER THE "VSMP GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES (VAR10)." EVIDENCE OF COVERAGE UNDER THE "VSMP GENERAL PERMIT" MUST BE PROVIDED TO ROANOKE COUNTY PRIOR TO BEGINNING ANY LAND DISTURBANCE ON THE PROPERTY. A COPY OF THE "VSMP GENERAL PERMIT" AND THE "STORMWATER POLLUTION PREVENTION PLAN (SWPPP)" MUST BE KEPT ON THE JOB SITE AT ALL TIMES AND THE "VSMP GENERAL PERMIT COVERAGE LETTER" MUST BE POSTED AT THE PROJECT SITE.
- UPON COMPLETION OF THE STORM DRAINAGE SYSTEM, THE CONTRACTOR SHALL FURNISH TO THE OWNER AND ROANOKE COUNTY A FIELD SURVEYED FINAL CORRECT SET OF AS-BUILT PLANS OF THE NEWLY CONSTRUCTED STORM DRAIN AND/OR STORMWATER MANAGEMENT FACILITIES. AS-BUILT PLANS SHALL BE PROVIDED IN THE STATE PLANE VIRGINIA SOUTH COORDINATE SYSTEM, NAD 1983, FIPS 4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

STEEP SLOPE REQUIREMENTS:

- SLOPES THAT EXCEED THIRTY-THREE AND ONE-THIRD (33.3) PERCENT SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 8.1 OF THE CODE OF ROANOKE COUNTY.
- CUT SLOPES OR FILL SLOPES SHOWN HEREON SHALL NOT BE GREATER THAN 2:1 HORIZONTAL: VERTICAL).
- THERE ARE NO PROPOSED 2:1 (HORIZONTAL: VERTICAL) CUT SLOPES AND FILL SLOPES THAT ARE GREATER THAN TWENTY-FIVE VERTICAL FEET IN HEIGHT.

GRADING / STORM DRAINAGE PLAN KEYNOTES:

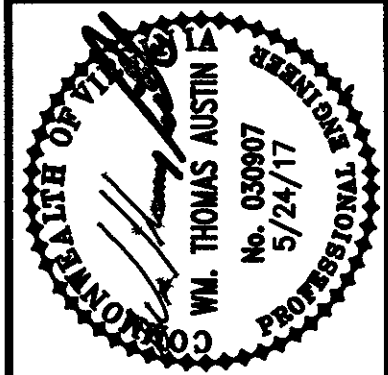
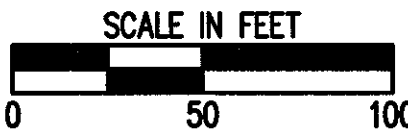
- NEW STORM DRAIN SYSTEM. REFER TO STORM DRAINAGE DETAILS, GENERAL NOTES, AND PROFILES SHOWN ON SHEET C-9 AND FOR STRUCTURE AND STORM DRAINAGE LINE INFORMATION.
- GRADING OF NEW STREET (SHOWN CONTOURS) IS BASED ON PROFILES (SHOWN ON SHEETS C-5) AND TYPICAL SECTION (SHOWN ON SHEET C-10).
- NEW SANITARY SEWER LINE AND WATER LINE SHOWN FOR INFORMATION AND COORDINATION PURPOSES ONLY. CONTRACTOR SHALL CONFIRM LOCATION & INVERT OF EXISTING AND NEW UTILITY LINES PRIOR TO INSTALLATION OF STORM DRAINAGE. REFER TO SHEETS C-4 FOR ADDITIONAL INFORMATION.

USE OF NUTRIENT BANK CREDITS FOR BMP	
CRITERIA	BMP #1
BMP TYPE:	NUTRIENT BANK CREDIT
NAME OF AUTHORIZED NUTRIENT BANK:	QUAID LANDING
REQUIRED PHOSPHORUS TO BE REMOVED (LBS/YR):	2.01
AMOUNT OF PHOSPHORUS CREDIT PURCHASED (LBS/YR):	2.01
TECHNICAL REQUIREMENTS MET (PART IIB OR IIC):	PART IIB
TOTAL AREA TREATED (AC):	3.290
IMPERVIOUS AREA TREATED BY BMP (AC):	1.553
MANAGED TURF AREA TREATED BY BMP (AC):	1.737
OPEN SPACE / FOREST AREA TREATED BY BMP (AC):	0.000
SURFACE AREA OF BMP (AC):	N/A
STORAGE VOLUME OF BMP (AC-FT):	N/A
QUALITY, QUANTITY, OR BOTH?:	QUALITY
TMDL ADDRESSED?:	PHOSPHORUS
NAME OF RECEIVING WATER (PROJECT SITE):	TINKER CREEK
HYDROLOGIC UNIT CODE FOR PROJECT SITE:	RU11
NOTES:	
(1) TOTAL REQUIRED PHOSPHORUS TO BE REMOVED = 2.81 LBS/YR. CREDIT OF 0.80 LBS/YR TAKEN BY CONSERVATION OF 2.325 ACRES.	

STORMWATER SITE STATISTICS			
	EXISTING	PROPOSED	NOTES
TOTAL DISTURBED AREA (AC)	0.000	2.710	
TOTAL SITE AREA (AC)	3.290	3.290	(1)
IMPERVIOUS AREA (AC)	0.000	1.553	
MANAGED TURF AREA (AC)	2.980	1.737	
OPEN SPACE / FOREST AREA (AC)	0.310	2.325	(2)
RIGHT-OF-WAY DISTURBANCE (AC)	0.000	0.000	
KARST PRESENT (Y / N)	N	N	
NOTES:			
(1) TOTAL SITE AREA INCLUDES ALL OF PHASE IIIB AS SHOWN ON SHEET C-3.			
(2) OPEN SPACE / FOREST AREA IS FROM OFF-SITE CONSERVATION AREAS.			

MAX. IMPERVIOUS AREA BY LOT		
LOT NO.	HOUSE AREA (SF)	DRIVEWAY & SIDEWALK AREA (SF)
Lot 137	2,260	290
Lot 138	2,260	396
Lot 139	2,260	435
Lot 140	2,260	265
Lot 141	2,260	264
Lot 142	2,260	264
Lot 143	2,260	475
Lot 144	2,260	580
Lot 145	2,260	200
Lot 146	2,260	330
Lot 147	2,260	1,410
Lot 148	2,260	528
Lot 149	2,260	420
Lot 150	2,260	400
Lot 151	2,260	264
Lot 152	2,260	216
Lot 153	1,800	216
Total	37,960	6,953

APPROVED



Revisions	Date	Comments
0	10/06/17	RESPONSE TO 1ST REVIEW

Issue Date: MAY 24, 2017
Drawn By: ARB
Designed By: ARB
Checked By: WTA
Date: 5/24/17

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THE VILLAGE AT TINKER CREEK - PHASE IIIB
GRADING & STORM DRAINAGE PLAN
ROANOKE COUNTY, VIRGINIA

Vertical Scale:
N/A

Horizontal Scale:
1" = 50'

Commission Number:
1966-P4

Sheet No.:

C-8