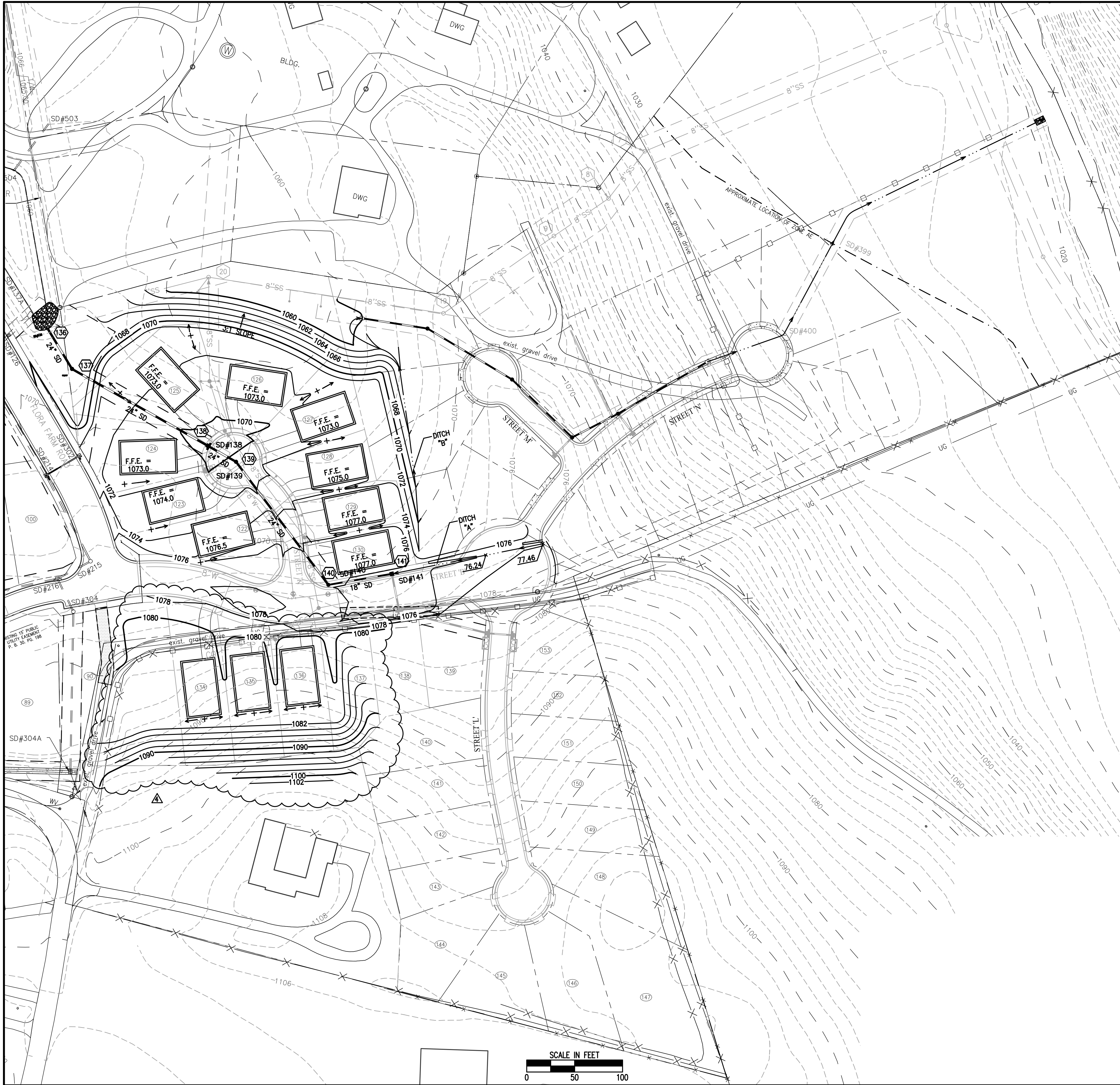


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GENERAL NOTES:

1. THIS DRAWING IS PROVIDED TO MEET THE REQUIREMENTS OF CHAPTER 8 - "EROSION AND SEDIMENT CONTROL" OF THE ROANOKE COUNTY CODE, PARAGRAPH 8.1.6(Q), WHICH STATES, "DEVELOPMENT PLANS FOR ALL NEW SUBDIVISIONS SHALL SHOW PROPOSED LOT GRADES TO ENSURE POSITIVE DRAINAGE."
2. THE FINAL/FINISHED LOT GRADING SHOWN ON THIS SHEET SHALL BE PERFORMED UNDER A SEPARATE PLAN APPROVAL (PLOT PLAN APPROVAL) WHICH SHALL COMPLY WITH THE EROSION & SEDIMENT CONTROL AND DEVELOPMENT PLAN REVIEW STANDARDS OF ROANOKE COUNTY.
3. THE HOUSE FOOTPRINT / OUTLINE SHOWN ON THIS PLAN IS AN APPROXIMATION AND REPRESENTS ONLY THE GENERAL AREA TO BE OCCUPIED BY THE FUTURE HOUSE TO BE CONSTRUCTED ON EACH LOT. THE ACTUAL HOUSE FOOTPRINT / PLAN OUTLINE SHALL BE SHOWN ON THE PLOT PLAN WHICH SHALL BE SUBMITTED TO AND APPROVED BY ROANOKE COUNTY IN ACCORDANCE WITH THE DEVELOPMENT ORDINANCES AND STANDARDS. FOR THE PURPOSES OF DEMONSTRATING COMPLIANCE WITH STORMWATER MANAGEMENT REQUIREMENTS, THE AREA OF THE FOOTPRINT OF EACH HOUSE ALONG WITH THE AREA FOR DRIVEWAYS AND ALLOWANCES FOR SIDEWALKS AND PATIOS ARE LISTED IN THE TABLE ON THIS SHEET AND ARE CONSIDERED THE MAXIMUM ALLOWABLE IMPERVIOUS AREA PER LOT, EXCEPT THAT THE TOTAL AREA FROM THE LOTS LISTED DRAINING TO A GIVEN BMP OR INLET SHALL NOT BE EXCEEDED.
4. IN ACCORDANCE WITH PARAGRAPH 5.G., CHAPTER 3 OF THE "ROANOKE COUNTY DESIGN HANDBOOK," ALL FUTURE DRIVEWAYS SHALL NOT EXCEED TEN PERCENT IN SLOPE FOR A LENGTH OF 30- FEET AS MEASURED FROM THE EDGE OF PAVEMENT OF THE INTERSECTING STREET. THE FUTURE OVER-LOT GRADING AND HOUSE FLOOR ELEVATIONS SHOWN HEREON ARE ESTABLISHED TO CONFORM WITH THIS CRITERIA.
5. 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 51161c0158G, 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.
6. CONTOUR INTERVAL SHOWN IS TWO (2) FOOT.
7. ALL FUTURE STORM DRAINAGE SYSTEMS (INCLUDING INLETS, PIPING, AND CHANNELS) SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ROANOKE COUNTY "STORMWATER MANAGEMENT DESIGN MANUAL". DESIGN ANALYSIS AND DRAWINGS SHALL BE SUBMITTED AND APPROVED BY ROANOKE COUNTY.

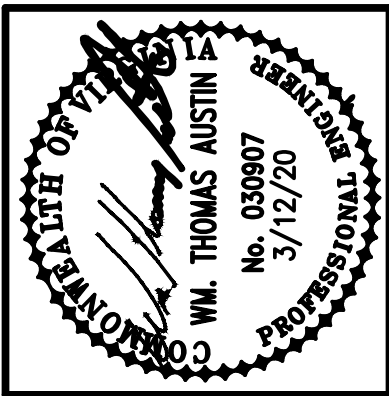
LEGEND

- STORM DRAIN DROP INLET (TYPE AS NOTED ON PROFILE)
- STORM DRAIN CURB INLET (TYPE AS NOTED ON PROFILE)
- STORM DRAIN MANHOLE
- STORM DRAIN LINE
- CO = CLEAN OUT

LOT NO.	IMPERVIOUS AREA (AC)	LOT DRAINS TO INLET:			
		DA-P138	DA-P141	DA-E302	DA-F142
122	0.058	0.058			
123	0.058	0.058			
124	0.061	0.061			
125	0.065	0.065			
126	0.058	0.058			
127	0.060	0.06			
128	0.056	0.056			
129	0.059	0.059			
130	0.060	0.032	0.028		
134	0.064			0.064	
135	0.058			0.029	0.029
136	0.054				0.054
Total:	0.711	0.507	0.028	0.093	0.083

NOTES:

- 1.) IMPERVIOUS AREA LISTED ABOVE INCLUDE HOUSE FOOTPRINT, DRIVEWAY, AND ALLOWANCE FOR SIDEWALKS AND PATIOS WITHIN THE LOT AREA ONLY.
- 2.) DA-E302 IS EXISTING SD INLET ON FLORA FARM ROAD.
- 3.) DA-F142 IS FUTURE SD INLET TO BE LOCATED IN FUTURE PHASE IIIA - OLD YORK ROAD.



Revisions	Date	1ST REVIEW COMMENTS
1	7/17/15	
2	9/4/15	APPROVED SET
3	7/21/17	PLAN REVISION NO. 1
4	3/12/20	PLAN REVISION NO. 2

Issue Date:	MAY 11, 2015
Drawn By:	RWA
Designed By:	RWA
Checked By:	WTA
Date:	5/11/15

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THE VILLAGE AT TINKER CREEK - PHASE IIIA
LOT GRADING PLAN
ROANOKE COUNTY, VIRGINIA

Vertical Scale:	N/A
Horizontal Scale:	1" = 50'
Commission Number:	1966-P3

Sheet No.:
LG-1