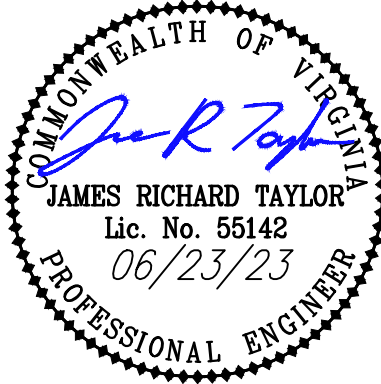




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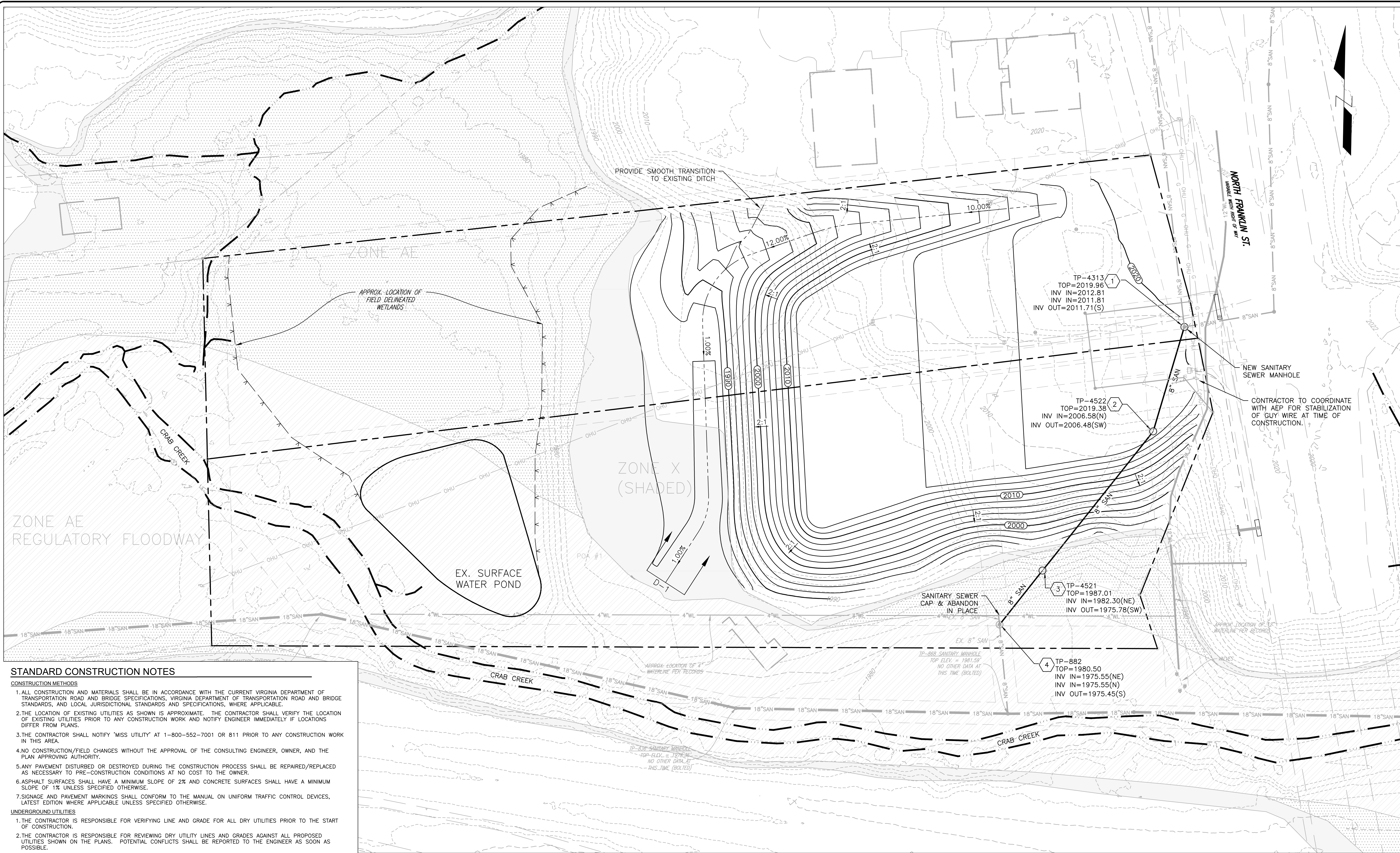
WOODY - 850 & 900 N. FRANKLIN ST MASS GRADING PLAN
850 NORTH FRANKLIN ST
LAYOUT, UTILITY & GRADING PLAN

RIVER MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DRAWN BY WRS
DESIGNED BY WRS
CHECKED BY JRT
DATE 02/14/2023
SCALE 1" = 30'
REVISIONS
05/12/2023
06/23/2023

C5

PROJECT NO. 24220109.00

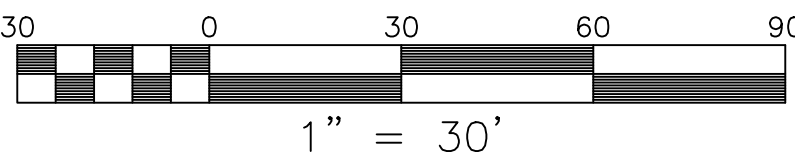
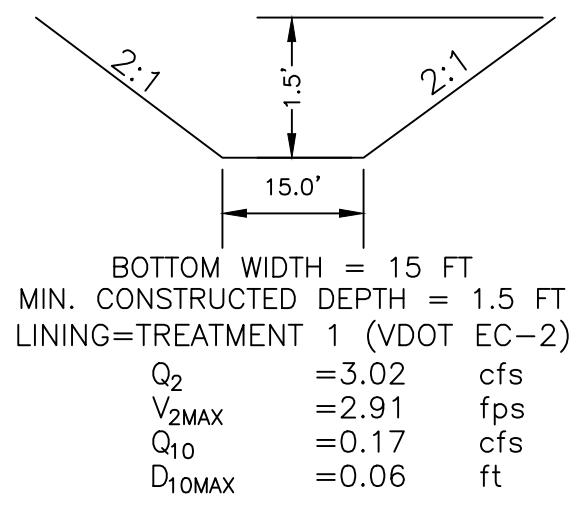


- STANDARD CONSTRUCTION NOTES**
- CONSTRUCTION METHODS**
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS, VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS, AND LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS, WHERE APPLICABLE.
 2. THE LOCATION OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION WORK AND NOTIFY ENGINEER IMMEDIATELY IF LOCATIONS DIFFER FROM PLANS.
 3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-552-7001 OR 811 PRIOR TO ANY CONSTRUCTION WORK IN THIS AREA.
 4. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, OWNER, AND THE PLAN APPROVING AUTHORITY.
 5. ANY PAVEMENT DISTURBED OR DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED/REPLACED AS NECESSARY TO PRE-CONSTRUCTION CONDITIONS AT NO COST TO THE OWNER.
 6. ASPHALT SURFACES SHALL HAVE A MINIMUM SLOPE OF 2% AND CONCRETE SURFACES SHALL HAVE A MINIMUM SLOPE OF 1% UNLESS SPECIFIED OTHERWISE.
 7. SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION WHERE APPLICABLE UNLESS SPECIFIED OTHERWISE.
- UNDERGROUND UTILITIES**
1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LINE AND GRADE FOR ALL DRY UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 2. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING DRY UTILITY LINES AND GRADES AGAINST ALL PROPOSED UTILITIES SHOWN ON THE PLANS. POTENTIAL CONFLICTS SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
 3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING TELEPHONE, CABLE, FIBER OPTIC, AND ELECTRICAL SERVICES TO THE PROJECT. CONTACT UTILITY PROVIDERS AS SOON AS POSSIBLE TO BEGIN COORDINATION.
 4. THE CONTRACTOR SHALL REVIEW SITE AND BUILDING DRAWINGS TO VERIFY COORDINATION OF UTILITY INVERTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND ENGINEER PRIOR TO INSTALLATION.
- VDOT RIGHT OF WAY**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR WORKING IN VDOT RIGHT OF WAY.
 2. CONTRACTOR IS RESPONSIBLE FOR HAVING A VDOT CERTIFIED RESPONSIBLE LAND DISTURBER ON SITE IN ACCORDANCE WITH VDOT REQUIREMENTS.
 3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS AND PROVIDING VDOT WITH RECORDS OF REQUIRED INSPECTIONS.
 4. CONTRACTOR IS RESPONSIBLE FOR REVIEWING GUARDRAIL REQUIREMENTS WITH THE VDOT INSPECTOR PRIOR TO THE START OF CONSTRUCTION. GUARDRAIL LOCATIONS SHOWN ON THE PLANS ARE PER VDOT STANDARDS, BUT THE VDOT INSPECTOR SHALL HAVE THE ABILITY TO ALTER REQUIREMENTS.
 5. CG-12'S MUST BE INSTALLED AT CURB RETURNS WHERE THERE IS AN EXISTING OR POTENTIAL FUTURE SIDEWALK IN THE RIGHT OF WAY ALONG THE PROPERTY FRONTAGE. IF SIDEWALK IS NOT EXISTING OR PROPOSED, CURB MUST BE DEPRESSED TO ACCOMMODATE FUTURE SIDEWALK EXTENSIONS.
- TELEPHONE, FIBER OPTIC, CABLE, AND GAS LINE SERVICES**
1. CONTRACTOR SHALL HAVE "MISS UTILITY" MARK EXISTING UTILITY LINES PRIOR TO START OF CONSTRUCTION AND AS NECESSARY THROUGHOUT CONSTRUCTION.
 2. CONTRACTOR SHALL REVIEW PLANS TO VERIFY EXISTING LOCATIONS MARKED IN THE FIELD MATCH THOSE SHOWN ON THE PLANS.
 3. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY POTENTIAL DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

- STANDARD GRADING NOTES**
1. FINISH LAWN AREAS TO WITHIN ONE INCH ABOVE OR BELOW REQUIRED SUBGRADE ELEVATIONS. SHAPE SURFACE UNDER WALKS AND PAVEMENTS TO LINE, GRADE, AND CROSS SECTION, WITH NOT MORE THAN 1/2" ABOVE OR BELOW REQUIRED SUBGRADE ELEVATION.
 2. SPREAD TOPSOIL TO A UNIFORM COMPACTED DEPTH OF 2" ON 3:1 OR STEEPER SLOPES AND 4" OVER ALL OTHER DISTURBED AREAS NOT RECEIVING WALKS, PAVEMENT, WALLS OR BUILDING, INCLUDING TRENCHES (SEE TABLE 3.30-A). CARE SHALL BE TAKEN ENSURE PROPER BONDING AND NOT TO APPLY TOPSOIL TO SUBSOIL IF THE TWO SOILS HAVE CONTRASTING TEXTURES (CLAYEY VS. SANDY). IMMEDIATELY FOLLOWING PLACEMENT OF TOPSOIL, DISK THE ENTIRE TOPSOILED AREA AND RAKE FREE OF STONES AND DEBRIS OVER 1/2" IN ANY DIMENSION. PROVIDE A FINISHED SURFACE FREE OF DEPRESSIONS OR HIGH SPOTS. SEED IMMEDIATELY.

CHANNEL X-SECTION DETILS

D-1
DRAINAGE AREA=1.89 AC.



APPROVED: Engineering	Date
APPROVED: Planning	Date