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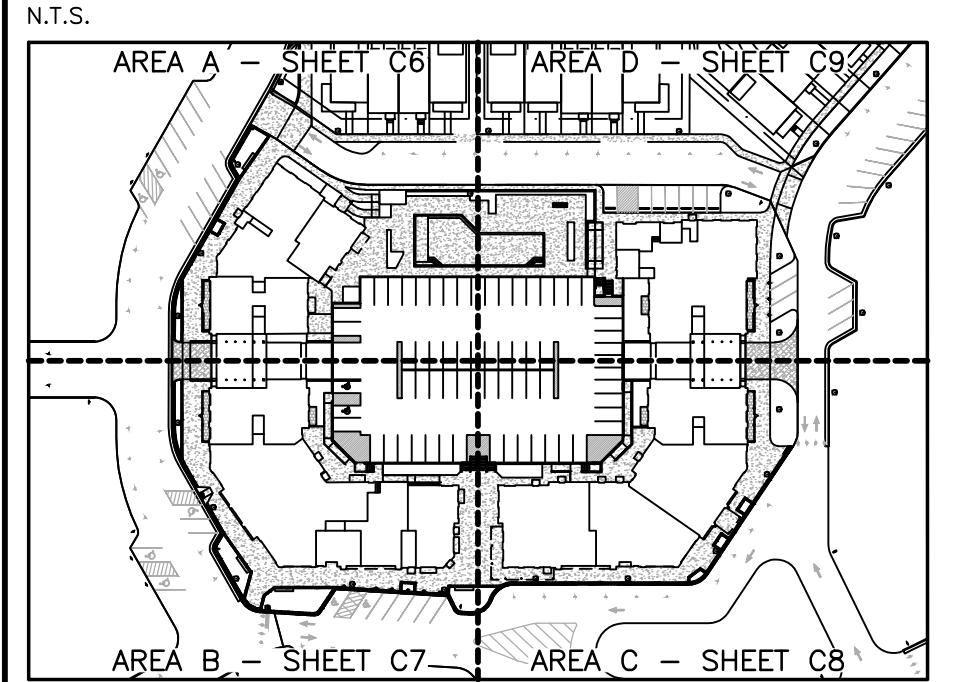
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COMMONWEALTH OF VIRGINIA
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STANDARD GRADING NOTES

1. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
2. REFER TO BUILDING PLANS FOR SUBGRADE AND UTILITY TRENCHES WITHIN 5' OF THE BUILDING ENVELOPE.
3. 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.
4. 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 3.30-4). CARE SHALL BE TAKEN TO 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.
5. MINIMUM COVER OVER COLLECTION PIPES SHALL CONFORM TO MANUFACTURER'S STANDARD.
6. HANDICAP ACCESS ROUTE SHALL HAVE A MAXIMUM SLOPE OF 1:48 IN ANY DIRECTION.
7. HANDICAP ACCESS ROUTE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 AND A MAXIMUM CROSS SLOPE OF 1:48 IN ACCORDANCE WITH ADA GUIDELINES. RAMPS SHALL BE IN ACCORDANCE WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.

LEGEND



NOTE: LOCATIONS OF SMALL DIAMETER ROOF DRAINS HAVE BEEN APPROXIMATED. ACTUAL FIELD CONDITIONS (BUILDING PLUMBING INVERTS, FOOTING DEPTHS, CROSSINGS WITH DRY UTILITIES) MAY VARY. INSTALLATION SHALL BE CONSISTENT WITH THE ASSUMPTIONS OF THE APPROVED PLAN.

NOTE: UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH MINIMUM STANDARD 16. SEE SHEET C17.

EXISTING SITE CONDITIONS NOTES:

1. ALL INFRASTRUCTURE DEPICTED AND NOTED AS "EX" HERON IS NOT THE RESULT OF A FIELD SURVEY AND IS BASED ON THE APPROVED "CLIFTON TOWN CENTER - PHASE I" AND "CLIFTON TOWN CENTER - PHASE II" DEVELOPMENT PLANS WHICH ARE UNDER CONSTRUCTION.
2. THE EXISTING TOPOGRAPHY, AS DEPICTED HEREON, IS NOT THE RESULT OF AN ACTUAL FIELD SURVEY AND IS BASED ON THE APPROVED "CLIFTON TOWN CENTER - PHASE I" & "CLIFTON TOWN CENTER - PHASE II" DEVELOPMENT PLANS WHICH ARE UNDER CONSTRUCTION.
3. THE EXISTING EASEMENTS, AS DEPICTED HEREON, ARE SHOWN AS PLANNED PER THE APPROVED "CLIFTON TOWN CENTER - PHASE I" AND "CLIFTON TOWN CENTER - PHASE II" DEVELOPMENT PLANS. THESE EASEMENTS ARE IN THE PROCESS OF BEING RECORDED AND ARE SUBJECT TO CHANGE PENDING TOWN OF CHRISTIANSBURG REVIEW/COMMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL FIELD CONDITIONS AND COORDINATING ANY FIELD CHANGES DUE TO DISCREPANCIES BETWEEN THE DEPICTED EXISTING CONDITIONS AND THE ACTUAL FIELD CONDITIONS WITH THE DESIGN ENGINEER AND TOWN OF CHRISTIANSBURG. NO FIELD CHANGES SHALL BE MADE WITHOUT APPROVAL FROM THE TOWN OF CHRISTIANSBURG.

