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THE VERGE APARTMENTS

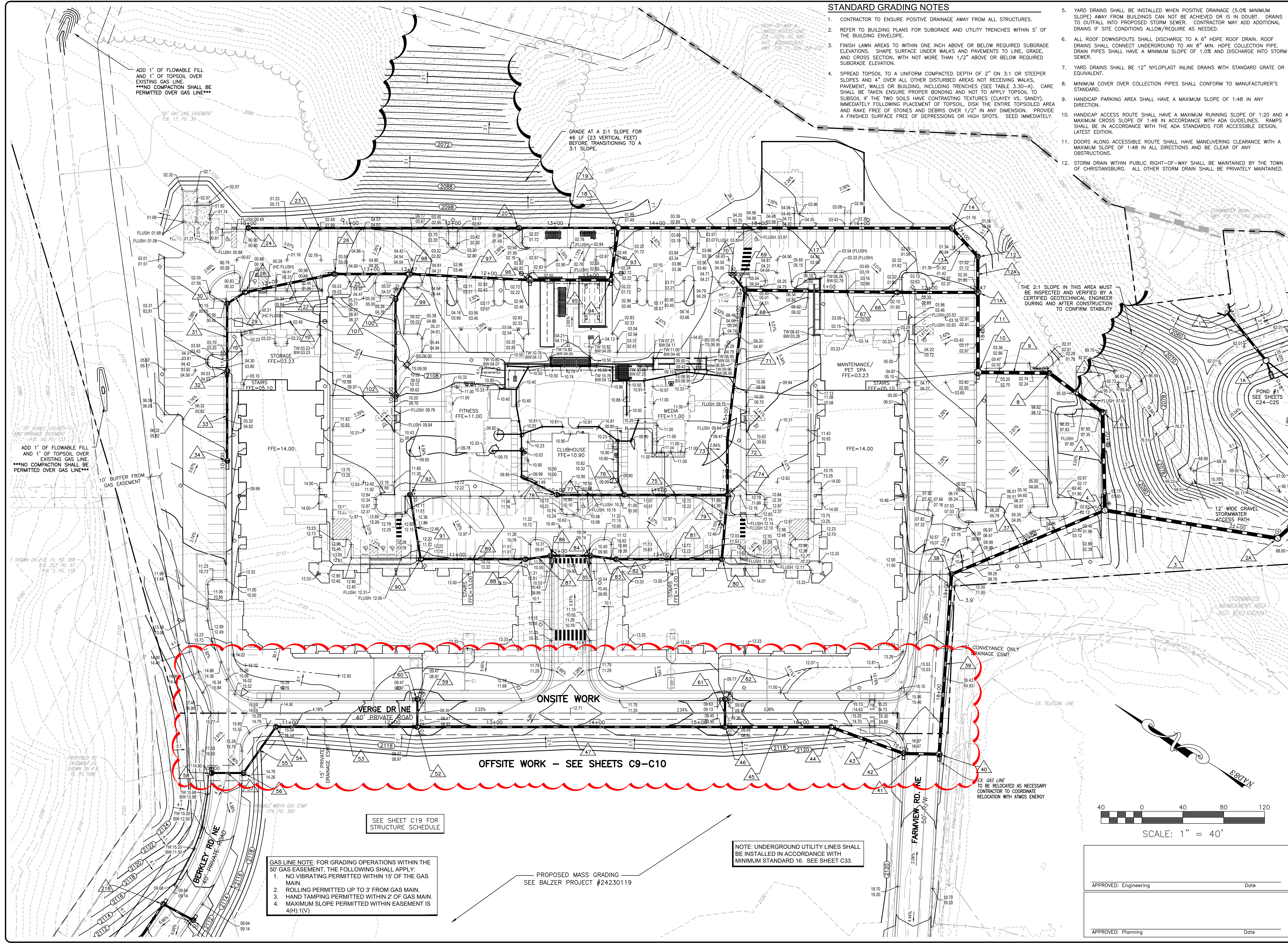
GRADING PLAN

DRAWN BY GLM
DESIGNED BY GLM
CHECKED BY JRT
DATE 4/15/24
SCALE 1" = 40'
REVISIONS
1. 7/1/24
2. 9/17/24
3. 10/9/24
4. 10/21/24
5. 3/13/25

PROJECT NO. 24240020.00

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-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.
5. YARD DRAINS SHALL BE INSTALLED WHEN POSITIVE DRAINAGE (5.0% MINIMUM SLOPE) AWAY FROM BUILDINGS CAN NOT BE ACHIEVED OR IS IN DOUBT. DRAINS TO OUTFALL INTO PROPOSED STORM SEWER. CONTRACTOR MAY ADD ADDITIONAL DRAINS IF SITE CONDITIONS ALLOW/REQUIRE AS NEEDED.
6. ALL ROOF DOWNSPOUTS SHALL DISCHARGE TO A 6" HDPE ROOF DRAIN. ROOF DRAINS SHALL CONNECT UNDERGROUND TO AN 8" MIN. HDPE COLLECTION PIPE. DRAIN PIPES SHALL HAVE A MINIMUM SLOPE OF 1.0% AND DISCHARGE INTO STORM SEWER.
7. YARD DRAINS SHALL BE 12" NYLOPLAST INLINE DRAINS WITH STANDARD GRATE OR EQUIVALENT.
8. MINIMUM COVER OVER COLLECTION PIPES SHALL CONFORM TO MANUFACTURER'S STANDARD.
9. HANDICAP PARKING AREA SHALL HAVE A MAXIMUM SLOPE OF 1:48 IN ANY DIRECTION.
10. 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.
11. DOORS ALONG ACCESSIBLE ROUTE SHALL HAVE MANEUVERING CLEARANCE WITH A MAXIMUM SLOPE OF 1:48 IN ALL DIRECTIONS AND BE CLEAR OF ANY OBSTRUCTIONS.
12. STORM DRAIN WITHIN PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE TOWN OF CHRISTIANSBURG. ALL OTHER STORM DRAIN SHALL BE PRIVATELY MAINTAINED.



ADD 1" OF FLOWABLE FILL
AND 1" OF TOPSOIL OVER
EXISTING GAS LINE
***NO COMPACTION SHALL BE
PERMITTED OVER GAS LINE***

10" GAS LINE EASEMENT
P.B. 17, PG. 30

GRADE AT A 2:1 SLOPE FOR
46 LF (23 VERTICAL FEET)
BEFORE TRANSITIONING TO A
3:1 SLOPE.

THE 2:1 SLOPE IN THIS AREA MUST
BE INSPECTED AND VERIFIED BY A
CERTIFIED GEOTECHNICAL ENGINEER
DURING AND AFTER CONSTRUCTION
TO CONFIRM STABILITY

ADD 1" OF FLOWABLE FILL
AND 1" OF TOPSOIL OVER
EXISTING GAS LINE
***NO COMPACTION SHALL BE
PERMITTED OVER GAS LINE***

10' BUFFER FROM
GAS EASEMENT

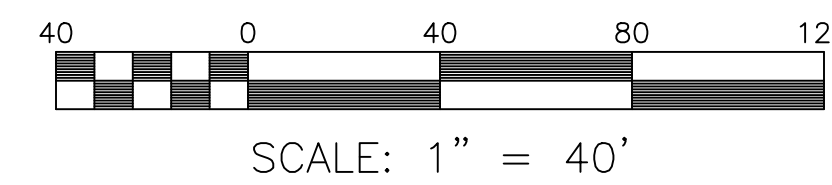
5' SHOWN ON P.B. 15, PG. 588
D.B. 207, PG. 97
P.B. 3, PG. 116

PROPOSED 30'
EXCESSIVE AS
SHOWN ON P.B.
15, PG. 588

GAS LINE NOTE: FOR GRADING OPERATIONS WITHIN THE
50' GAS EASEMENT, THE FOLLOWING SHALL APPLY:
1. NO VIBRATING PERMITTED WITHIN 15' OF THE GAS
MAIN.
2. ROLLING PERMITTED UP TO 3' FROM GAS MAIN.
3. HAND TAMPING PERMITTED WITHIN 2' OF GAS MAIN.
4. MAXIMUM SLOPE PERMITTED WITHIN EASEMENT IS
4(H):1(V)

PROPOSED MASS GRADING
SEE BALZER PROJECT #24230119

NOTE: UNDERGROUND UTILITY LINES SHALL
BE INSTALLED IN ACCORDANCE WITH
MINIMUM STANDARD 16. SEE SHEET C33.



SCALE: 1" = 40'

APPROVED: Engineering	Date
APPROVED: Planning	Date