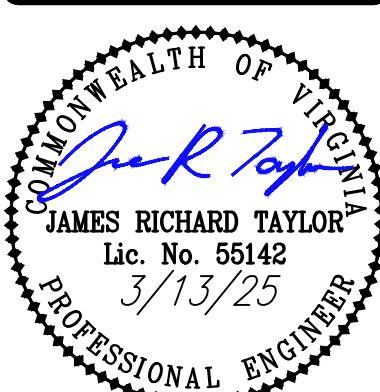




BALZER
& ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley
Shenandoah Valley
www.balzer.cc
80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290



CHRISMAN & WEST MAIN STREET APARTMENTS

GRADING PLAN

RIVER MAGISTERIAL DISTRICT
406 WEST MAIN STREET, CHRISTIANSBURG, VA 24073

DRAWN BY
DESIGNED BY
CHECKED BY
DATE
SCALE
REVISIONS
2/5/2025
3/13/2025

MSL
JRT/MSL
JRT
11/2/2024
1" = 20'

LEGEND

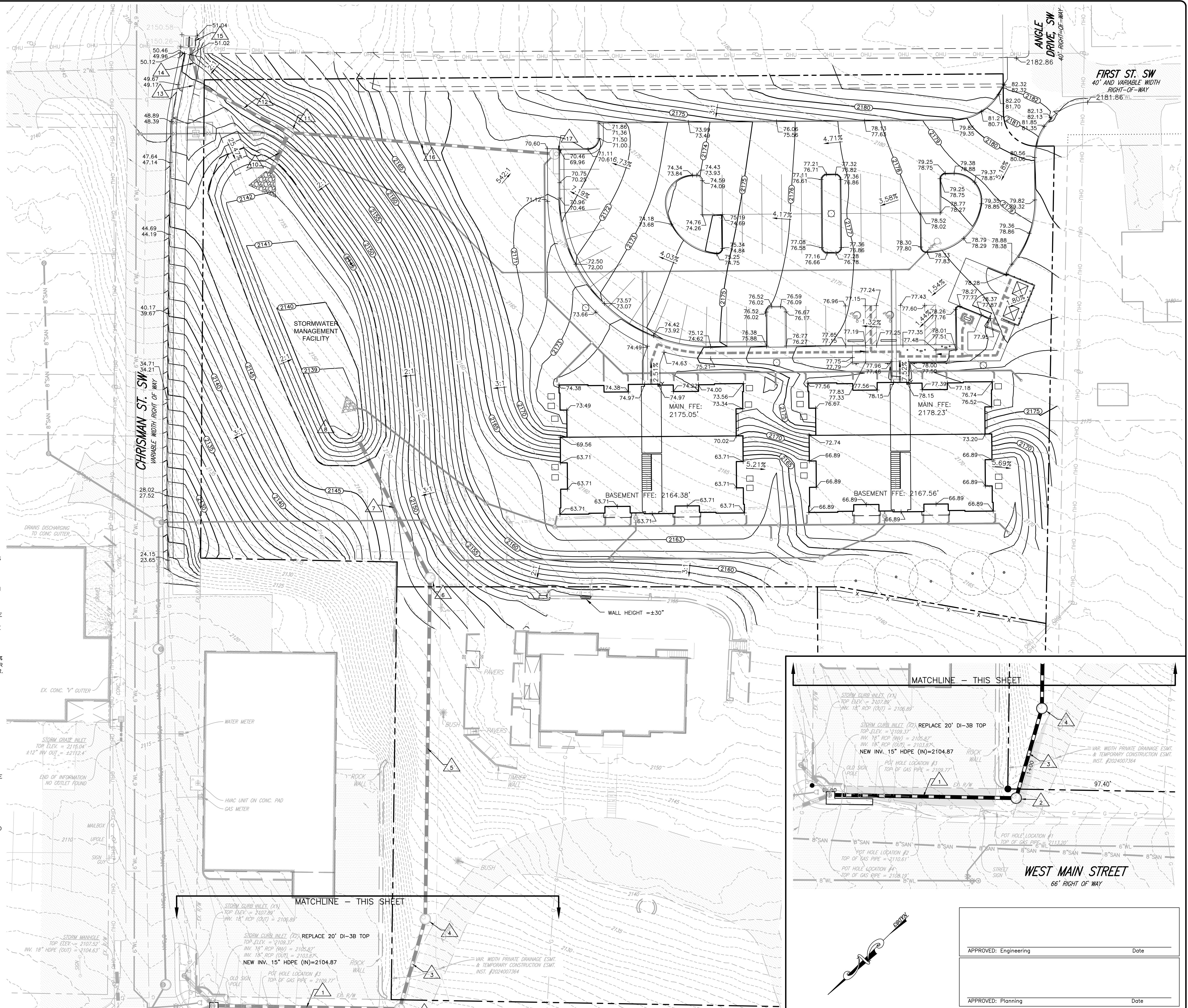
— ACCESSIBLE ROUTE

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 1 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 COMPACTION DEPTH OF 2" ON 3:1 OR STEEPER SLOPES AND ON OVERALL OTHER DIFFERENT AREAS NOT INCLUDING WALKS, PAVEMENT, WALL, OR BUILDING, INCLUDING TRENCHES (SEE TABLE 3.30-A). 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. YARD DRAINS SHALL BE INSTALLED WHEN POSITIVE DRAINAGE (5.0% MINIMUM SLOPE) AWAY FROM BUILDINGS CAN NOT BE ACHIEVED OR, IF 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 STANDARDS.
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.

J-22020434220107 08-SAS-WESTMAIN AND CHRISMAN ST/VALued24220107 CONSTRUCTION.dwg PLOTTED: 3/14/2025 14:52:29PM

20 0 20 40 60
1" = 20'



C6

PROJECT NO. 24220107.000