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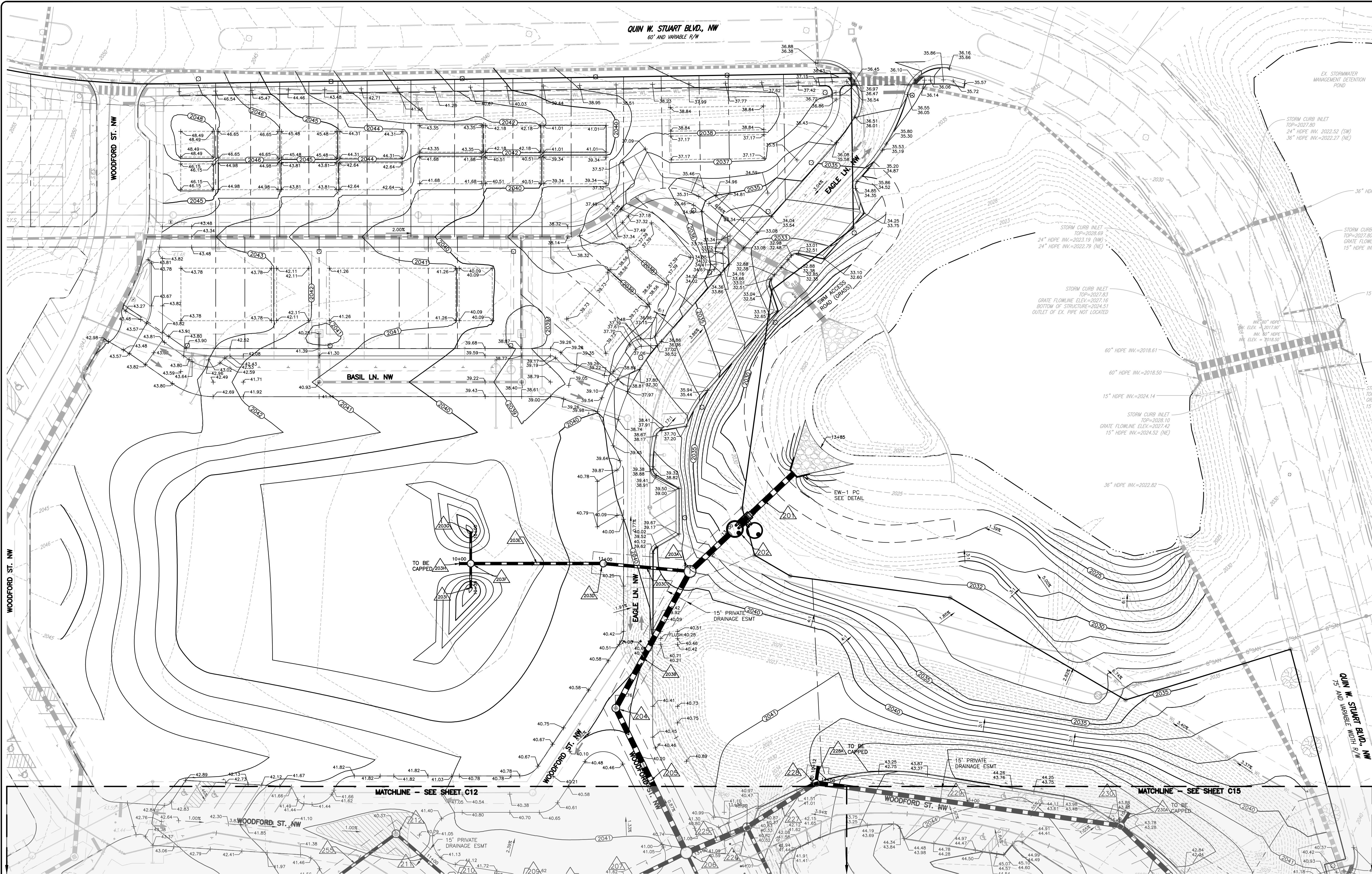


CLIFTON TOWN CENTER - PHASE II

GRADING PLAN - AREA A

DRAWN BY	ACN
DESIGNED BY	ACN
CHECKED BY	SMS
DATE	01/18/2022
SCALE	1"=30'
REVISIONS	
05/02/2022	
06/20/2022	
06/26/2024	
09/16/2024	
10/09/2024	
12/03/2024	
04/25/2025	

PROJECT NO. 24210086.00



STANDARD GRADING NOTES

- CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- REFER TO BUILDING PLANS FOR SUBGRADE AND UTILITY TRENCHES WITHIN 5' OF THE BUILDING ENVELOPE.
- 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.
- 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.

- 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.
- 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.
- YARD DRAINS SHALL BE 12" NYLOPLAST INLINE DRAINS WITH STANDARD GRATE OR EQUIVALENT, UNLESS OTHERWISE NOTED.
- MINIMUM COVER OVER COLLECTION PIPES SHALL CONFORM TO MANUFACTURER'S STANDARD.
- HANDICAP PARKING AREA SHALL HAVE A MAXIMUM SLOPE OF 1:48 IN ANY DIRECTION.
- 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.

TOWN NOTES

- THE TOWN SHALL MAINTAIN THE STORM DRAINAGE INSTALLED ON STAFFORD DRIVE ONLY.
- ALL OTHER STORM DRAINAGE SHALL BE MAINTAINED BY THE DEVELOPER/HOA.

TOWN OF CHRISTIANBURG APPROVAL BLOCK

Retta Jackson

06/13/2025

10:07:32 AM

PLANNING DIRECTOR

Michael Kelley

06/13/2025

10:13:58 AM

ENGINEERING DIRECTOR

DATE