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COMMONWEALTH OF VIRGINIA
JAMES RICHARD TAYLOR
LIC. NO. 55142
12/1/25
PROFESSIONAL ENGINEER

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 3-30-4). 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.
- 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. DIA. 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.
- 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.

STORM SEWER INSTALLATION NOTES

- THE MINIMUM DEPTH OF COVER FOR ALL STORM SEWER PIPE 4" TO 48" DIAMETER SHALL BE 12 INCHES FROM THE TOP OF THE PIPE TO THE BOTTOM OF FLEXIBLE PAVEMENT (OR TOP OF RIGID PAVEMENT). FOR 54" AND 60" DIAMETER PIPE, THE MINIMUM DEPTH OF COVER SHALL BE 24".
- ALL STORM INLET/MANHOLE BOTTOMS SHALL HAVE INLET SHAPING (IS-1) PER VDOT STANDARDS.
- ALL PIPE CROSSINGS SHALL MEET THE VERTICAL SEPARATION REQUIREMENTS IN ACCORDANCE WITH THE TOWN'S WATER AND SANITARY SEWER SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL EXERCISE CARE TO VERIFY THE VERTICAL SEPARATION OF UTILITIES IN THE FIELD PRIOR TO INSTALLATION. SHOULD ANY CONFLICTS WITH PROPOSED AND/OR EXISTING UTILITIES ARISE, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

STRUCTURE SCHEDULE

1 D-1 TOP=2167.29 H=3.00'
15' HDPE OUT=2164.29

2 134.26 LF OF 15" TYPE S HDPE @ 2.09%
INV. UPPER=2164.29 INV. LOWER=2131.49

3 48" MH-2 W/ ST-1 H=7.48'
15' HDPE IN=2161.49
15' HDPE IN=2161.39
15' HDPE OUT=2161.39

4 41.19 LF OF 18" TYPE S HDPE @ 1.00%
INV. UPPER=2164.29 INV. LOWER=2131.49

