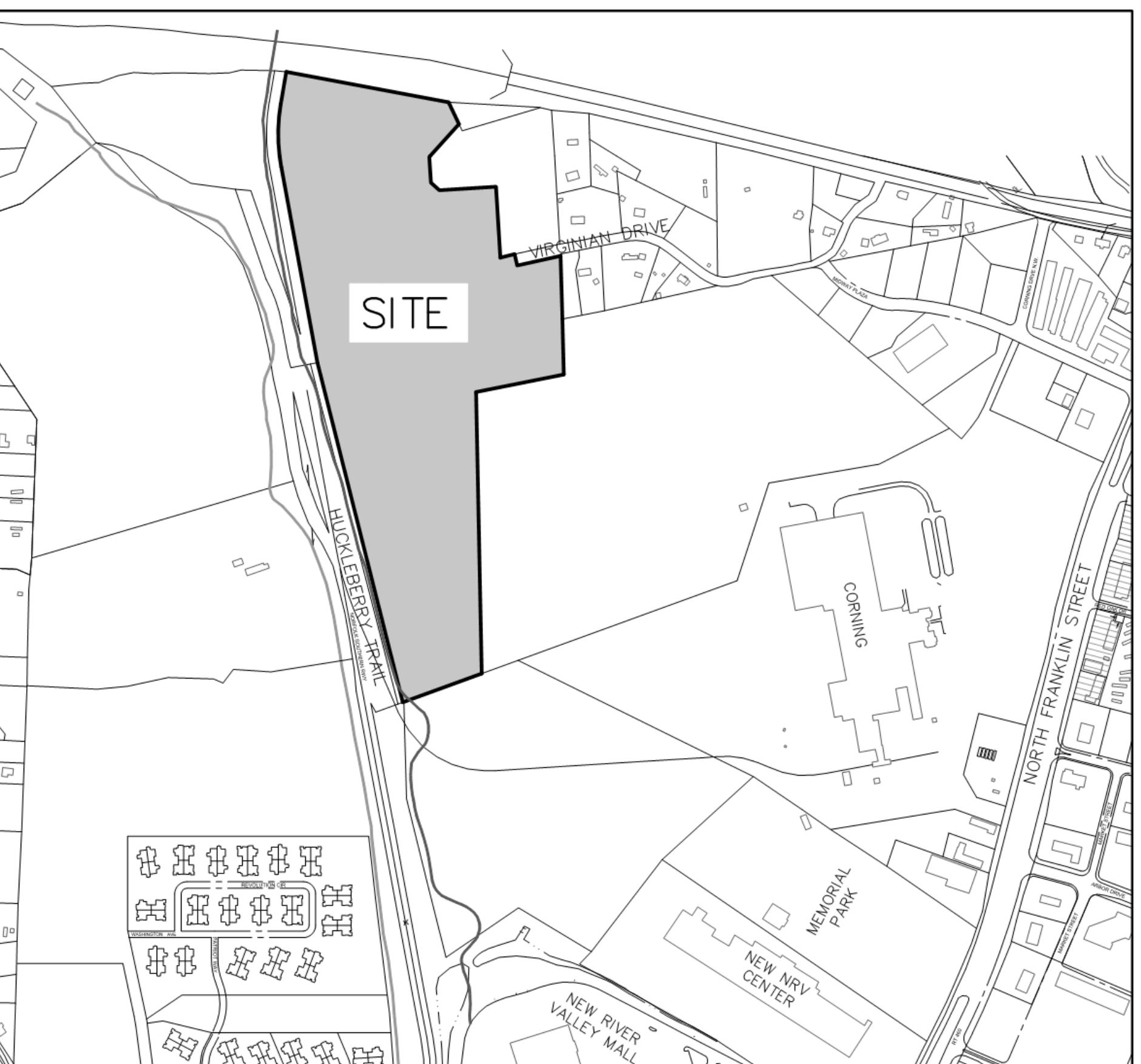


GENERAL NOTES:

- OWNER/DEVELOPER: QUALITY BUILDERS LLC
P.O. BOX 199
BLACKSBURG VIRGINIA 24063
- THE TOPOGRAPHY, AS DEPICTED HEREON, HAS BEEN PROVIDED BY THE CLIENT.
- NO GRAVES, STRUCTURES, OR OBJECTS MARKING A PLACE OF HUMAN BURIAL WERE FOUND AT TIME OF SURVEY.
- ELEVATIONS AS SHOWN HEREON, ARE BASED ON NAVD 88 VERTICAL DATUM. HORIZONTAL DATUM, AS SHOWN HEREON, IS BASED ON GRID NORTH, VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NA2011), EPOCH 2010.00.
- EXISTING AND PROPOSED CONTOUR INTERVALS SHOWN ARE 2 FT.
- PROPERTY LINES AND TRACT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSES ONLY. NO BOUNDARY SURVEY HAS BEEN PERFORMED AS A PART OF THIS PROJECT. PROPERTY OWNERS NAMES, LEGAL REFERENCES ETC. MAY NOT REFLECT CURRENT INFORMATION FOR ALL PARCELS.
- THE PROJECT AREA DOES NOT LIE WITHIN A F.E.M.A. DESIGNATED 100-YEAR FLOOD HAZARD ZONE. THE PROJECT AREA LIES WITHIN "UNSHADDED ZONE X - OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO. 511210131C, EFFECTIVE DATE OF SEPTEMBER 25, 2009. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
- ZONING/PLANNING AREAS**
TOTAL EXISTING PARCEL AREA: 41.605 AC
TOTAL DISTURBED AREA: 13.01 AC
- DISTANCES AND RADII REFERRED TO ARE TO THE FACE OF CURB, OR THE EDGE OF PAVEMENT, SHOULD NO CURB BE SHOWN, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL CALL "MISS UTILITY" AT 811 AT LEAST 48 HOURS PRIOR TO ANY EARTHWORK BEGINNING. ACCURACY OF UTILITY MARKS ARE ± 2 FEET HORIZONTAL FROM THE ACTUAL LOCATION OF THE BURIED UTILITY.
- A PRE-CONSTRUCTION MEETING WITH TOWN OF CHRISTIANSBURG OFFICIALS WILL BE HELD PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH VESCH AND TOWN OF CHRISTIANSBURG STANDARDS AND SPECIFICATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET COMPLIANCE REQUIREMENTS WITH SECTION 59.1-406, ET SEQ. OF THE CODE OF VIRGINIA (OVERHEAD HIGH VOLTAGE LINES SAFETY ACT).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS BEFORE BEGINNING CONSTRUCTION.
- UNLESS SHOWN OR SPECIFIED OTHERWISE, METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE STANDARDS, LATEST EDITION, AND VDOT ROAD AND BRIDGE SPECIFICATIONS, LATEST EDITIONS.
- ALL ACTIVITIES IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO VDOT WORK AREA PROTECTION MANUAL (MOST RECENT EDITION).
- TRAVELWAY COMPOSITION SHALL BE IN ACCORDANCE WITH THE DETAIL PROVIDED IN THIS PLANSET. CONTRACTOR TO ENSURE SMOOTH TRANSITION BETWEEN ALL PROPOSED AND EXISTING SURFACES.
- ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S REPRESENTATIVE, WHO SHALL PROMPTLY CORRECT SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR WITHOUT DIRECTION AFTER HIS DISCOVERY OF SUCH INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.

HARVEST HILLS SUBDIVISION GRADING PLAN

TOWN OF CHRISTIANSBURG, VIRGINIA

**LEGEND:**

PROPERTY LINE	EXISTING TELEPHONE PEDESTAL
— 2100 — EXISTING 2' CONTOURS	○ TELE PED EXISTING GAS VALVE
— 1200 — PROPOSED 2' CONTOURS	○ GV EXISTING GAS METER
x 90.56 EXISTING SPOT ELEVATION	□ GM EXISTING GAS METER
x 90.56 PROPOSED SPOT ELEVATION	○ LP EXISTING LIGHT POLE
x 90.56 PROPOSED TOP CURB ELEVATION	○ EXISTING WELL
x 90.56 PROPOSED BOTTOM CURB ELEVATION	○ DRILL HOLE
— 8" S — EXISTING SANITARY SEWER	○ EXISTING FIRE HYDRANT
— — — — PROPOSED SANITARY SEWER	○ PROPOSED FIRE HYDRANT
— 6" W — EXISTING WATERLINE	○ PROPOSED FIRE HYDRANT LABEL
— W — PROPOSED WATERLINE	○ WV EXISTING WATER VALVE
— = 24" = EXISTING STORM SEWER	○ PROPOSED WATER VALVE AND REDUCER
— — — — PROPOSED STORM SEWER	□ WM EXISTING WATER METER
— / — / — EXISTING EDGE OF PAVEMENT	■ PROPOSED WATER METER
SEE PAVEMENT LEGEND FOR TYPE	○ CO EXISTING SEWER CLEANOUT
— / — / — EXISTING BUILDING	○ SS# PROPOSED SEWER CLEANOUT
— — — — PROPOSED BUILDING	○ SMH EXISTING SEWER MANHOLE
— — — — EXISTING OVERHEAD ELECTRIC	○ PROPOSED SAN. SEW. STRUCTURE LABEL
— — — — EXISTING BURIED ELECTRIC	○ PROPOSED STRM. SEW. STRUCTURE LABEL
— — — — EXISTING BURIED CABLE TV LINE	○ EXISTING SHRUB
— — — — EXISTING GAS LINE	○ PROPOSED TREE
— — — — EXISTING BURIED TELEPHONE LINE	○ EXISTING SIGN
— — — — EXISTING FENCE LINE	○ PROPOSED SIGN
— — — — EXISTING TREELINE	○ TP BORE HOLE/TEST PIT
BENCHMARK LOCATION	△ CONTROL POINT
TO BE REMOVED	○ IRF IRON ROD FOUND
	○ IRS IRON ROD SET
	○ PROPERTY CORNER

**SHEET INDEX**

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C1-01	EXISTING CONDITIONS
C3-01	GRADING PLAN
C3-02	POUND GRADING AND DETAILS
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C4-02	EROSION AND SEDIMENT CONTROL DETAILS
C4-03	EROSION AND SEDIMENT CONTROL NARRATIVE

GENERAL UTILITY NOTES:

- REMOVAL AND DISPOSAL OF EXISTING STRUCTURES SHALL BE IN ACCORDANCE WITH THE VDOT ROAD AND BRIDGE SPECIFICATIONS, LATEST EDITION, EXCEPT THE WORD "ENGINEER" SHALL BE CHANGED TO "OWNER".
- LOCAL REGULATIONS OR STANDARDS: CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE JURISDICTION OF ANY LOCAL AUTHORITY THAT MAY HAVE LOCAL REGULATIONS OR STANDARDS PERTAINING TO THE WORK HEREIN; WHERE THERE IS CONFLICT BETWEEN THE PROJECT SPECIFICATIONS AND THE LOCAL STANDARDS, CONTRACTOR SHALL CONFORM TO THE MORE STRINGENT STANDARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSPECTIONS WITH THE LOCAL REGULATORY AUTHORITY TO THE EXTENT THAT THEY HAVE JURISDICTION. THIS WILL MOST LIKELY INCLUDE INSPECTION OF CERTAIN UTILITIES BY THE REGULATORY INSPECTOR PRIOR TO BACKFILLING; CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL INSPECTION REQUIREMENTS FOR ALL APPLICABLE DEPARTMENTS/AUTHORITIES AND CONFORMING TO THEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK.
- ALL UTILITIES SHALL BE UNDERGROUND INSTALLATION UNLESS OTHERWISE NOTED.
- UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE ABOVE-GROUND STRUCTURES (VALVES, MANHOLES, ETC.) AND EXISTING VIRGINIA TECH UTILITY MAPPING.
- ALL STRUCTURES EXCEEDING 4.0' IN DEPTH WILL HAVE STEPS AND ALL STRUCTURES EXCEEDING 12.0' IN DEPTH SHALL HAVE A SAFETY SLAB(S) PER VDOT STANDARD.
- CONTRACTOR SHALL MAINTAIN UTILITY SERVICE TO ALL EXISTING CUSTOMERS THROUGHOUT CONSTRUCTION. THIS MAY REQUIRE TEMPORARY CONNECTIONS AND/OR RELOCATION OF EXISTING SERVICE LINES AND METERS.
- EXISTING IMPROVEMENTS THAT ARE REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- IN AREAS WHERE IT IS NECESSARY TO BENCH SLOPES TO INSTALL UTILITY LINES, SLOPES SHALL BE RESTORED TO THE ORIGINAL SLOPE OR TO THE SLOPE NECESSARY TO SUCCESSFULLY STABILIZE THE SLOPE.
- PRIVATE UTILITY COORDINATION NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK WITH PRIVATE UTILITY COMPANIES INCLUDING, BUT NOT LIMITED TO: GAS, POWER, TELEPHONE AND CABLE. OWNER SHALL BE RESPONSIBLE FOR PAYING THESE FEES DIRECTLY TO THE PRIVATE UTILITY OWNERS OUTSIDE OF THE CONTRACT AMOUNT; THE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLATION OF ALL CONDUITS AND PULL-BOXES FOR THE RELOCATED UTILITIES AS INDICATED ON THE PLANS. IN ADDITION TO COORDINATION OF THE RELOCATION OF ALL PRIVATE UTILITIES WITH THE PRIVATE UTILITY OWNERS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF THE WORK AREA AFTER COMPLETE THE INSTALLATION PROCESS; THIS RESTORATION WORK SHALL INCLUDE ASPHALT PAVEMENT PATCHING, CONCRETE REPLACEMENT, OR TOPSOIL AND PERMANENT SEEDING, CORRESPONDING TO THE GROUND COVER ENCOUNTERED DURING INSTALLATION OF THE PRIVATE UTILITY.

25

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REVIEW SET
NOT FOR CONSTRUCTION

TOWN OF CHRISTIANSBURG, VIRGINIA
HARVEST HILLS SUBDIVISION
GRADING PLAN

SHEET
C0-01

#	ISSUE DATE	COMMENT
1	06/19/2018	FIRST SUBMITTAL

APPROVED: Engineering	Date
APPROVED: Planning	Date



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ENGINEERING ♦ LAND PLANNING ♦ SURVEYING



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SUBDIVISION
GRADING PLAN

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