

GENERAL NOTES:

1. OWNER/DEVELOPER:

QUALITY BUILDERS LLC
P.O. BOX 199
BLACKSBURG VIRGINIA 24063
2. THE TOPOGRAPHY, AS DEPICTED HEREON, HAS BEEN PROVIDED BY THE CLIENT.
3. NO GRAVES, STRUCTURES, OR OBJECTS MARKING A PLACE OF HUMAN BURIAL WERE FOUND AT TIME OF SURVEY.
4. 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.
5. EXISTING AND PROPOSED CONTOUR INTERVALS SHOWN ARE 2 FT.
6. 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.
7. THE PROJECT AREA DOES NOT LIE WITHIN A F.E.M.A. DESIGNATED 100-YEAR FLOOD HAZARD ZONE. THE PROJECT AREA LIES WITHIN "UNSHADED ZONE X - OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO. 51121C0131C, 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.
8. ZONING/PLANNING AREAS

TOTAL EXISTING PARCEL AREA: 41.605 AC

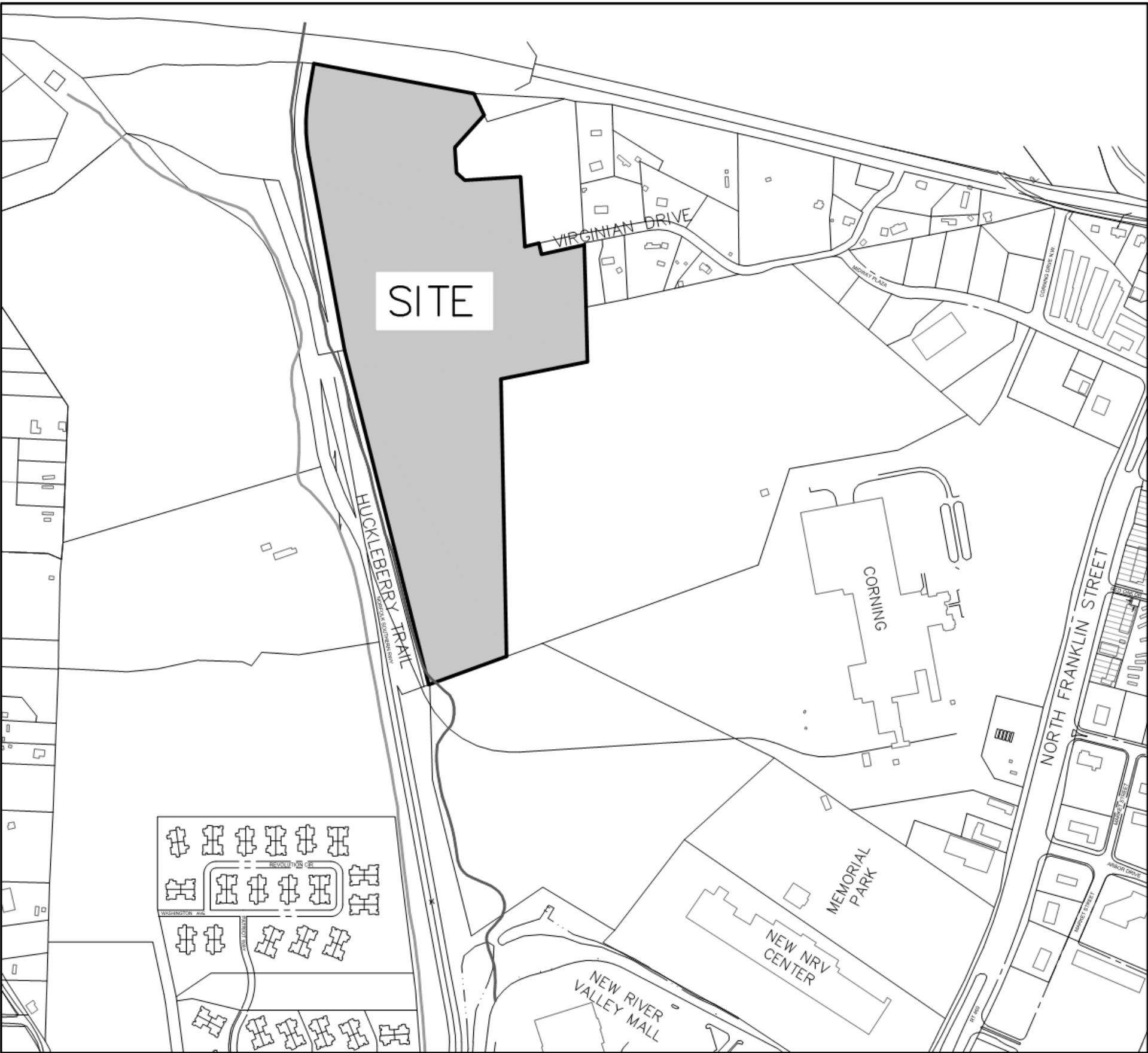
TOTAL DISTURBED AREA: 13.01 AC
9. DISTANCES AND RADII REFERRED TO ARE TO THE FACE OF CURB, OR THE EDGE OF PAVEMENT, SHOULD NO CURB BE SHOWN, UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL CALL "MISS UTILITY" AT 811 AT LEAST 48 HOURS PRIOR TO ANY EARTHWORK BEGINNING. ACCURACY OF UTILITY MARKS ARE ±2 FEET HORIZONTAL FROM THE ACTUAL LOCATION OF THE BURIED UTILITY.
11. A PRE-CONSTRUCTION MEETING WITH TOWN OF CHRISTIANBURG OFFICIALS WILL BE HELD PRIOR TO CONSTRUCTION.
12. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH VESCH AND TOWN OF CHRISTIANBURG STANDARDS AND SPECIFICATIONS.
13. 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).
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS BEFORE BEGINNING CONSTRUCTION.
15. 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.
16. ALL ACTIVITIES IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO VDOT WORK AREA PROTECTION MANUAL, (MOST RECENT EDITION)
17. TRAVELWAY COMPOSITION SHALL BE IN ACCORDANCE WITH THE DETAIL PROVIDED IN THIS PLANSET. CONTRACTOR TO ENSURE SMOOTH TRANSITION BETWEEN ALL PROPOSED AND EXISTING SURFACES.
18. 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 CHRISTIANBURG, VIRGINIA



VICINITY MAP:
SCALE: 1"=±500'



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GENERAL UTILITY NOTES:

1. 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".
2. 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.
3. 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.
4. 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.
5. ALL UTILITIES SHALL BE UNDERGROUND INSTALLATION UNLESS OTHERWISE NOTED.
6. UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE ABOVE-GROUND STRUCTURES (VALVES, MANHOLES, ETC.) AND EXISTING VIRGINIA TECH UTILITY MAPPING.
7. 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.
8. 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.
9. EXISTING IMPROVEMENTS THAT ARE REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
10. 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.
11. 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 ANY FINAL RESTORATION WORK REQUIRED TO 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.

ABBREVIATION LEGEND:

● A/C	AT	LB.	POUND
AC.	AIR CONDITIONER	M.	METER
AL.	APPROXIMATE LOCATION	M.B.L.	MINIMUM BUILDING LINE
ALT.	ALTER	MAG.	MAGISTERIAL
APPROX.	APPROXIMATE	MAN.	MANHOLE
AVG.	AVERAGE	MB	MAIL BOX
B.M.	BENCHMARK	MH	MANHOLE
BC.	BOTTOM OF CURB	M.L.	MILE
BLVD.	BOULEVARD	MIN.	MINIMUM
BSMT	BASEMENT	MON.	MONUMENT
BW	BOTTOM OF WALL	MTL.	METAL
C.F.	CUBIC FEET	N.I.C.	NOT IN CONTRACT
C.I.	CURB INLET	N.S.	NORFOLK & SOUTHERN
C.M.U.	CONCRETE MASONRY UNIT	N.T.S.	NOT TO SCALE
C.V.	CHECK VALVE	N/F	NOW OR FORMERLY
C.Y.	CUBIC YARD	NBL	NORTHBOUND LANE
CAL.	CALIPER	NBY	NUMBER
CATV	CABLE TELEVISION	NRV	NEW RIVER VALLEY
CHD	CHORD	O.D.	OUTSIDE DIAMETER
CMP	CORRUGATED METAL PIPE	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
CO	COUNTY	OH	OVERHEAD
CONC.	CONCRETE	OHE	OVERHEAD ELECTRIC
CRK.	CREEK	P.B.	PLAT BOOK
D.B.	DEED BOOK	P.U.	PUBLIC UTILITY
D.E.	DRAINAGE EASEMENT	P.U. & D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
D.I.	DROP INLET	P.U.E.	PUBLIC UTILITY EASEMENT
D.I.P.	DUCTILE IRON PIPE	PE	POLYETHYLENE
D.S.	DOWN SPOUT	PED.	PEDESTAL
DECID.	DECIDUOUS	PQ.	PAGE
DEG.	DEGREES	PROP.	PROPOSED
DET.	DETAIL	PSI	POUNDS PER SQUARE INCH
DFC.	DRAINFIELD CORNER	PVC	POLYVINYLCHLORIDE
DI.	DROP INLET	PWT	PAVEMENT
DIA.	DIAMETER	R	RADIUS
DIST.	DISTRICT	R.R.	RAILROAD
DR.	DRIVE	R/W	RIGHT-OF-WAY
DWG.	DRAWING	REF.	REINFORCED CONCRETE PIPE
DWLG.	DWELLING	RD.	ROAD
E.G.	EDGE OF GRAVEL	REF.	REFERENCE
E.P.	EDGE OF PAVEMENT	REQ'D	REQUIRED
EBL.	EACH	RET.	RETAINING
ELEV.	ELEVATION	REV.	REVISION
EW.	EDGE OF WATER	RTE.	ROUTE
ESMT.	EASEMENT	R.W.	RAILWAY
EVS.	EVERGREEN	S.D.	STORM DRAIN
EXT.	EXTENSION	SOL	SHORT DISTANCE LEFT
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY	SDH	STORM DRAIN MANHOLE
F.H.	FIRE HYDRANT	SQR	SHORT DISTANCE RIGHT
F.I.R.M.	FLOOD INSURANCE RATE MAP	S.F.	SQUARE FEET
F/L	FLOW LINE	SBL	SOUTHBOUND LANE
FND	FINISH FLOOR	SCH.	SCHEDULE
FR	FRAME	SHT.	SHEET
FT	FEET	SPEC.	SPECIFICATION
G.M.	GAS METER	SPTK	SEPTIC TANK
G.V.	GATE VALVE	SSCW	SANITARY SEWER
GN	GAY AND NEEL, INC.	SSMH	SANITARY SEWER MANHOLE
GPW	GALLONS PER MINUTE	ST.	STREET
GRAV.	GRAVEL	STD.	STANDARD
GRD	GROUND	STY	STORM
HP	HIGH POINT	SWME	STORMWATER MANAGEMENT EASEMENT
H.U.D.	HOUSING AND URBAN DEVELOPMENT	SWMF	STORMWATER MANAGEMENT FACILITY
H/C	HANDICAPPED	TBR	TO BE REMOVED
HCR	HANDICAPPED RAMP	TC	TOP OF CURB/CONCRETE
HDPE	HIGH DENSITY POLYETHYLENE PIPE	TEL	TELEPHONE
HR	HANDRAIL	TOB	TOP OF BANK
HW	HEADWALL	TOS	TOP OF SLOPE
HYD.	HYDRANT	TW	TOP OF WALL
I.D.	INSIDE DIAMETER	TYP.	TYPICAL
IN.	INCH	U.G.	UNDERGROUND
INT.	INTERSECTION	U.P.	UTILITY POLE
		U.S.	UNITED STATES
		VA.	VIRGINIA
		VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
		VESCH	VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK
		W.B.	WELDED WIRE FABRIC

TOWN OF CHRISTIANBURG PLAN SUBMITTAL LOG		
#	ISSUE DATE	COMMENT
1	06/19/2018	FIRST SUBMITTAL

APPROVED: Engineering _____ Date _____

APPROVED: Planning _____ Date _____

HARVEST HILLS SUBDIVISION

GRADING PLAN

SHEET
C0-01

TOWN OF CHRISTIANBURG, VIRGINIA

25
YEARS
GAY AND NEEL, INC.
ENGINEERING ♦ LAND PLANNING ♦ SURVEYING



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REVIEW SET
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APPROVED: Engineering _____ Date _____

APPROVED: Planning _____ Date _____

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GRADING PLAN

TOWN OF CHRISTIANSBURG, VIRGINIA

REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

PIC	JOHN T. NEEL, PE
PM	JOSHUA M. MACDONALD, PE
DESIGN	JMM, STB

ISSUE DATE

06/19/2018

GNI JOB NO.

2069.1

SHEET TITLE

GRADING PLAN

SHEET NUMBER

C3-01