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MEPIFP
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PROJECT



DAVIS SQUARE PLAZA

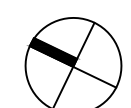
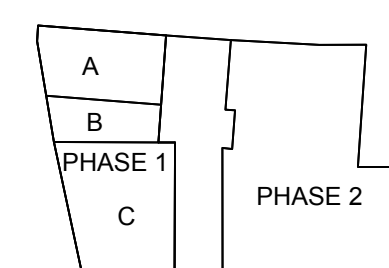


ASANA PARTNERS

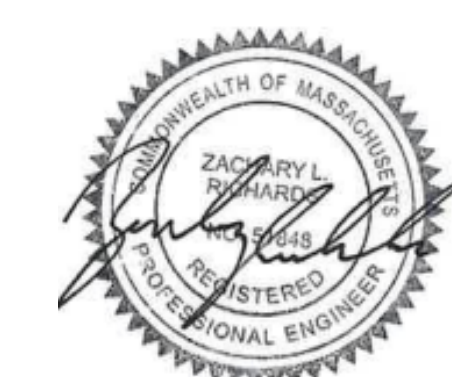
ASANA PARTNERS

1616 Camden Road Suite 210
Charlotte, NC 28203

KEYPLAN



ISSUE CHART



MARK	ISSUE	DATE
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Job Number

Grading & Drainage Plan

SHEET NUMBER

2C400-00

7/14/2021 5:55:08 PM BIM 360://Asana Partners - Davis Square Plaza/ARCH-Asana Partners-Davis Square Plaza.rvt

1
L400
GRADING PLAN
1" = 10'-0"



GRADING PLAN NOTES

- SITE SURVEY WAS PREPARED BY FELDMAN LAND SURVEYORS ON APRIL 1, 2020. ALL GRADES SHOWN ON THE DRAWINGS ARE BASED UPON THE DATUM ESTABLISHED BY THE SURVEYOR. ICLV ASSUMES NO RESPONSIBILITY FOR ACCURACY OF SURVEYED CONDITIONS AS SHOWN. SURVEY INFORMATION IS PROVIDED FOR REFERENCE ONLY. NOT ALL SURVEYED SPOT ELEVATIONS ARE SHOWN.
- ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR SHALL ESTABLISH PERMANENT BENCHMARKS AND BOUNDS AND REPLACE ANY WHICH ARE DESTROYED OR DISTURBED.
- EXISTING UTILITIES TO REMAIN AND BE PROTECTED. CONTRACTOR SHALL MATCH UTILITIES AT PROPOSED GRADE AS NECESSARY. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
 - CONTRACTOR SHALL ADJUST ALL UTILITY ELEMENTS OR COVERS (INCLUDING BUT NOT LIMITED TO: CLEAN OUTS, MANHOLES, CATCH BASINS, INLETS, GATE VALVES) TO BE FLUSH WITH THE FINISHED GRADE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL NOT PERFORM WORK OUTSIDE THE DESIGNATED SITE BOUNDARY. IF FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION SHALL BE OBTAINED BY CONTRACTOR FROM THE AFFECTED PROPERTY OWNERS.
- NO SOIL IS TO BE REMOVED FROM THE PROJECT SITE.
 - EXISTING SOIL STOCKPILES SHALL BE USED FOR ROUGH GRADING AND SOIL MIXING OPERATIONS.
- 'FINISHED GRADE' (F.G.) SHALL MEAN THE REQUIRED FINAL GRADE ELEVATIONS INDICATED ON THE DRAWINGS.
- ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMIT, PROPERTY LINES, BUILDING LINES AND EXISTING CURBS.
- SPOT ELEVATIONS SHALL GOVERN OVER PROPOSED CONTOURS.
- CONTRACTOR SHALL ENSURE CONSISTENT SLOPE BETWEEN SPOT ELEVATIONS.
- AT RIDGE LINES, HIGH POINTS AND LOW POINTS, CONTRACTOR SHALL TRANSITION GRADE TO AVOID A POINT OR SHARP EDGE.
- ALL SIDEWALKS, STOOPS, TERRACES AND OTHER PAVED AREAS SHALL SLOPE AWAY FROM BUILDING(S) AT 2.0% MAXIMUM, 0.5% MINIMUM.
- ALL AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND TO APPROVED DRAINAGE STRUCTURES OR CONVEYANCES.
- PROVIDE 2% MAX. SLOPE PERPENDICULAR TO DIRECTION OF TRAVEL, ON ALL PAVED PEDESTRIAN SURFACES, UNLESS NOTED OTHERWISE.
- FOR SLOPE CONSTRUCTION 3:1 AND STEEPER SEE SOILS PLAN NOTES.
- GRADE BREAK LINES ARE SHOWN GRAPHICALLY TO ILLUSTRATE DRAINAGE PATTERNS AND ARE NOT TO BE INSTALLED AS ACTUAL JOINT LINES, EXCEPT WHERE THEY COINCIDE WITH PAVING JOINTS.
- GRADING WITHIN DRIP LINES OF EXISTING TREES TO REMAIN SHALL BE BY HAND TO AVOID DAMAGE TO ROOT ZONE.
- SEE CIVIL DRAWINGS FOR ALL UTILITY, DRAIN INLET, MANHOLE, AND UNDERDRAIN LOCATIONS AND DETAILING.

LEGEND

---	LIMIT OF WORK
---375---	PROPOSED MINOR CONTOUR
---375---	PROPOSED MAJOR CONTOUR
- - - -	GRADE BREAK
[Pattern]	PLANTED AREA
---	TRENCH DRAIN - SEE CIVIL
[Symbol]	MATCH
[Symbol]	MATCH GRADE
xxxx	PROPOSED SPOT ELEVATION
(xxx.xx)	EXISTING SPOT ELEVATION
2.0%	SLOPE
TW	ELEVATION MARKER
EA	EACH
FG	FINISHED GRADE
HP	HIGH POINT
LP	LOW POINT
BC	BOTTOM OF CURB
TC	TOP OF CURB
BR	BOTTOM OF RAMP
TR	TOP OF RAMP
BS	BOTTOM OF STEP
TS	TOP OF STEP
BW	BOTTOM OF WALL
TW	TOP OF WALL
TB	TOP OF BOULDER
RIM	RIM ELEVATION
VIF	VERIFY IN FIELD

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PROJECT



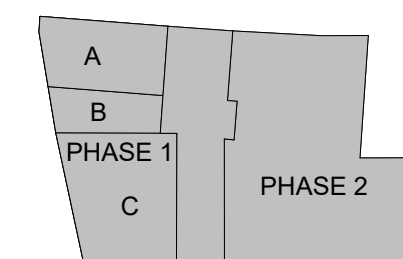
Davis Square Plaza



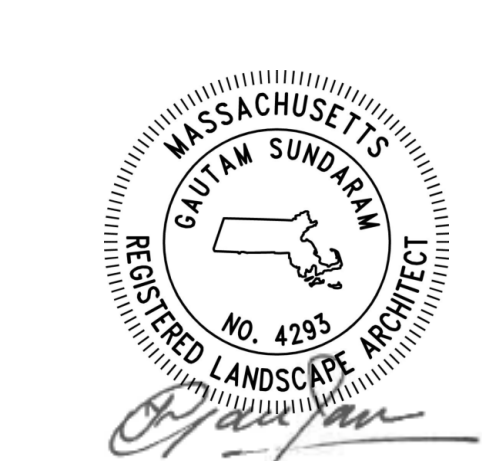
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KEYPLAN



ISSUE CHART



WORK	ISSUE	DATE
Job Number		2206
		TITLE

SITE GRADING PLAN

SHEET NUMBER

L400