


EXISTING GRADES SHOWN ON THIS PLAN ARE FROM ORIGINAL TOPOGRAPHIC SURVEY, SITE PREP CONTRACTOR TO LEAVE THE SITE 2' BELOW PROPOSED GRADES ON BLOCK K

VANCE AVENUE (60' R.O.W.)



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Issues and Revisions

Date	Issued / Revised
3/16/2020	50% CONSTRUCTION DOCS
5/15/2020	80% CONSTRUCTION DOCS
06/29/2020	REV. ADA UNIT LOCATIONS
07/13/2020	PERMIT SUBMISSION

BUILDING ADDRESSES

TYPE G-B
TYPE H-A
TYPE I-C
TYPE M-A
TYPE K-A

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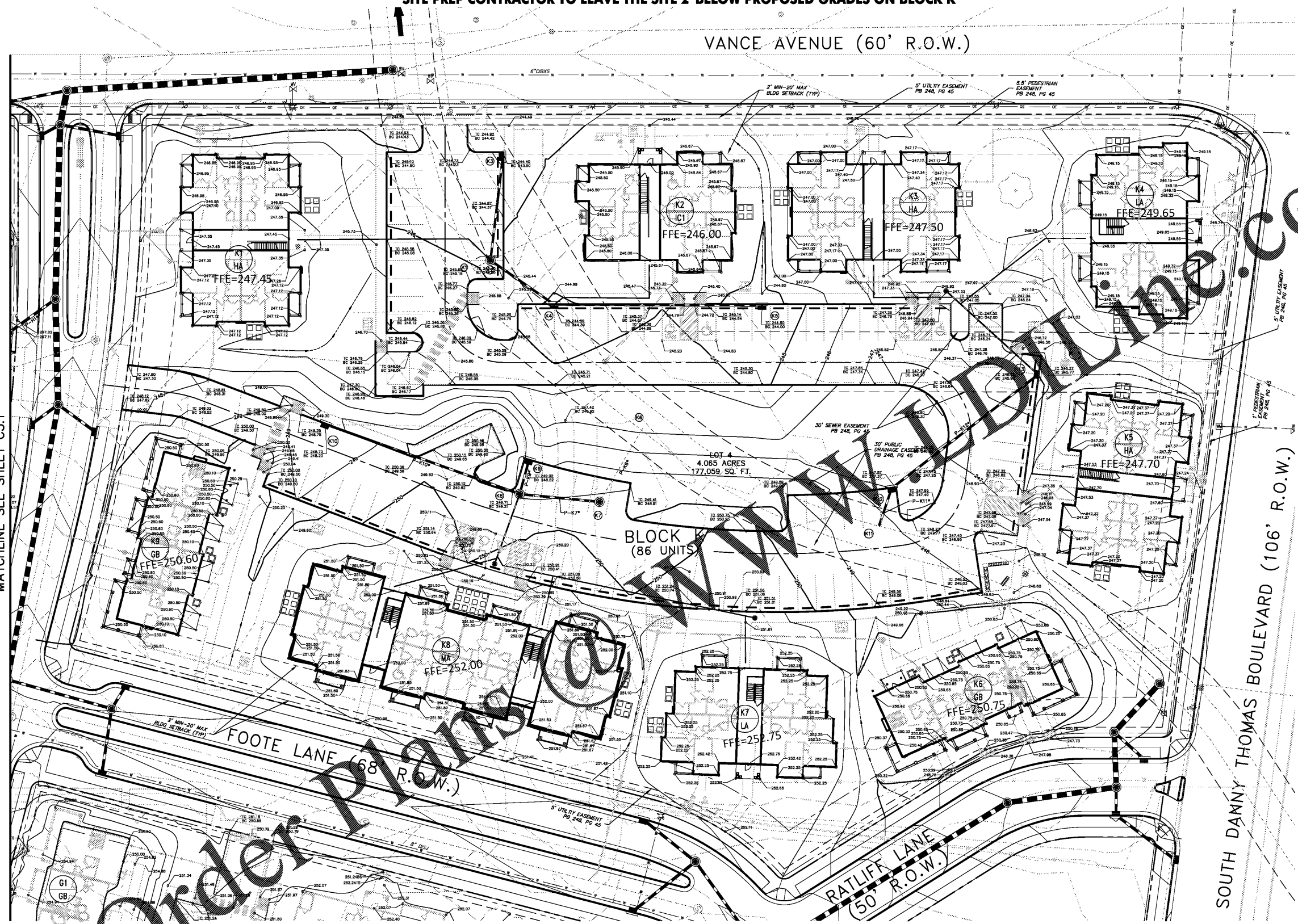
Seal

LRK Project Number: 01.15100.43
Grimes Consulting Project Number: 3210
Project Name:
**SOUTH CITY SUBDIVISION
PHASE 4**
Memphis TN

Drawing Name:
GRADING PLAN
Drawn By: JRB
Checked By: JLW

C3.2

MATCHLINE SEE SHEET C3.1



- NOTES:**
- THE EXACT LOCATION OF ALL EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES THAT ARE TO REMAIN AND ALL CONSTRUCTION SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY/AGENCY. ANY DAMAGED UTILITY SHALL BE REPAIRED/RELOCATED TO MEET LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITIES TAKING PLACE.
 - SOLID SOIL ALL EARTHEN AREAS DISTURBED DURING CONSTRUCTION ACTIVITIES.
 - CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY VARIATIONS PRIOR TO COMMENCEMENT OF WORK.
 - PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION, GRADING, CLEARING AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS.
 - PROPOSED SIDEWALKS WITHIN THE R.O.W. BEHIND THE UNITS, AND AN CONNECTION SIDEWALKS SHALL HAVE A MAX. LONGITUDINAL SLOPE OF SIX AND A MAX. CROSS-SLOPE OF 2%. CONTRACTORS SHALL NOTIFY THE ENGINEER IF THE INFORMATION ON THESE PLANS EXCEEDS THE MAXIMUM ALLOWABLE SLOPES OR THE IMPROVEMENTS CAN NOT BE CONSTRUCTED WITHIN THE MAXIMUM ALLOWABLE SLOPE LIMITS.
 - PROPOSED CURB RAMP SHALL HAVE A MAX. LONGITUDINAL SLOPE OF 8.3% AND A MAX. CROSS-SLOPE OF 2%. CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE INFORMATION ON THESE PLANS EXCEEDS THE MAXIMUM ALLOWABLE SLOPES OR THE IMPROVEMENTS CAN NOT BE CONSTRUCTED WITHIN THE MAXIMUM ALLOWABLE SLOPE LIMIT.
 - ALL ROOF DRAIN COLLECTION LINES SHALL HAVE A MINIMUM SLOPE OF 0.40% UNLESS SPECIFICALLY NOTED OTHERWISE.
 - NINE DRAINS SHALL BE NYLOPLAST 12" DRAIN BASH W/LOOKABLE GRATE.
- LEGEND:**
- | | |
|------------------------|-------------------|
| BC - BOTTOM CURB | IC - TOP CURB |
| TS - TOP STAIR | BS - BOTTOM STAIR |
| TW - TOP WALL | BW - BOTTOM WALL |
| EXISTING CONTOUR | PROPOSED CONTOUR |
| FINISH FLOOR ELEVATION | FFE=XXX.XX |