

- ### SITE GRADING NOTES
- BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A SURVEY DATED 12/08/05 (REVISION DATE 12/14/05) BY: JENNINGS STEPHENSON P.C., 10160 STAPLES MILL RD., SUITE 103, GLEN ALLEN, VA 23060, TEL. 804-545-6235, FAX. 804-545-6259.
  - EXISTING SOIL INFORMATION IS AVAILABLE FROM: ECCS MID-ATLANTIC, TEL. 540-362-2000, SOIL REPORT DATED 01/09/06.
  - NEW FINISHED CONTOURS SHOWN ARE TOP OF FUTURE PAVING IN AREAS TO RECEIVE PAVEMENT AND TOP OF TOPSOIL IN PLANTING AREAS.
  - ROUGH GRADE ELEVATIONS SHALL BE AS FOLLOWS:
    - 4" BELOW FINISHED CONTOURS IN CONCRETE PAVED AREAS.
    - 8" BELOW FLOOR ELEVATIONS WITHIN THE BUILDING AND SIDEWALK AREAS, UNLESS OTHERWISE NOTED.
    - 10" BELOW FINISHED CONTOURS IN HEAVY DUTY ASPHALT AREAS.
    - 6" BELOW FINISHED CONTOURS IN STANDARD DUTY ASPHALT AREAS.
  - RCP STORM DRAIN PIPE IS CLASS III REINFORCED CONCRETE CONFORMING TO ASTM C-76. PVC STORM DRAIN PIPE IS SDR35. HDPE STORM DRAIN PIPE IS ADS N-12 18 WT.
  - DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAY-OUT FOOTINGS. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION INFORMATION.
  - GRADING CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES TO REMAIN AS REQUIRED TO MATCH FINISHED GRADES.
  - GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.
  - THE GRADING CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTORS SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND NOT BEFORE THE ESTABLISHMENT OF A STAND OF GRASS SUFFICIENT TO PREVENT EROSION.
  - GRADING CONTRACTOR SHALL MAINTAIN ALL WEATHER CONSTRUCTION ACCESS ROADS AS REQUIRED BY GENERAL CONTRACTOR.
  - A QUALIFIED SOILS LABORATORY SHALL BE ON-SITE DURING EXCAVATING TO DETERMINE THE SUITABILITY OF THE EXISTING SUB-GRADE AND EXISTING ON-SITE MATERIAL PRIOR TO BEGINNING ANY FILLING OPERATION.
  - GRADING CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, OR BY OTHER METHODS AS DIRECTED BY ENGINEER AND/OR OWNER'S REPRESENTATIVE, AT NO ADDITIONAL COST TO OWNER.
  - SITE GRADING CONTRACTOR SHALL TERMINATE ALL STORM DRAIN PIPES FIVE FEET MAXIMUM FROM BUILDING UNLESS OTHERWISE NOTED.
  - GRADING CONTRACTOR SHALL RESTORE TO GRADE AND COMPACTION ALL AREAS DISTURBED BY BUILDING CONSTRUCTION PRIOR TO BASE AND PAVING OPERATIONS COMMENCING.
  - UNUSEABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF-SITE BY GRADING CONTRACTOR AND/OR AS DIRECTED BY PRIME CONTRACTOR AT NO ADDITIONAL COST TO OWNER. IMPORT SUFFICIENT MATERIAL TO COMPLETE WORK AT NO ADDITIONAL COST, IN THE EVENT OF A SHORTAGE OF STRUCTURAL FILL.
  - ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED.
  - BEFORE ANY MACHINE WORK IS DONE, CONTRACTOR SHALL STAKE OUT AND MARK THE ITEMS ESTABLISHED BY THE SITE PLAN. CONTROL POINTS SHALL BE PRESERVED AT ALL TIMES DURING THE COURSE OF THE PROJECT. LACK OF PROPER WORKING POINTS AND GRADE STAKES MAY REQUIRE CESSATION OF OPERATIONS UNTIL SUCH POINTS AND GRADES HAVE BEEN PLACED TO THE OWNER'S SATISFACTION. ARCHITECT MUST APPROVE STAKED ITEMS PRIOR TO CONSTRUCTION.
  - TEMPORARY EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO BEGINNING OF GRADING. CONTRACTOR SHALL MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES AND SHALL REMOVE SILT FROM BERM DITCHES, SILT DAMS, AND SILT FENCES AS NEEDED. INSPECT DEVICES WITH GENERAL CONTRACTOR AT LEAST ONCE A WEEK.
  - CONTRACTOR TO COORDINATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT COVERED IN THESE PLANS, (ELECTRIC, TELEPHONE, GAS, CABLE, ETC.) AND ALLOW FOR THEIR OPERATIONS & CONSTRUCTION TO BE PERFORMED.
  - CUT AND FILL SLOPES ARE NOT TO EXCEED 3:1 UNLESS OTHERWISE NOTED.
  - IN NO CASE SHALL ANY PAVED AREAS BE LESS THAN A SLOPE OF 1.5%. ALL ACCESSIBLE SIDEWALKS AND AISLE SLOPES NOT TO EXCEED 2% SLOPE.
  - CONTRACTOR SHALL REPAIR OR REPLACE IN-KIND ANY DAMAGE THAT OCCURS AS RESULT OF HIS WORK.
  - ALL LINEAR FOOTAGE FOR ALL UTILITY PIPES ARE APPROXIMATE, ACTUAL INSTALLED QUANTITIES MAY VARY.
  - STORM SEWER LEAD-INS TO BUILDING SHALL NOT BE INSTALLED UNTIL BUILDING PLANS ARE COMPLETED AND LOCATIONS ESTABLISHED ON THE ARCHITECTURAL PLANS. LEAD-INS MAY CHANGE 15' HORIZONTALLY AND 3' VERTICALLY PRIOR TO INSTALLATION AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL REQUEST AND RECEIVE WRITTEN APPROVAL FROM PRIME CONTRACTOR PRIOR TO INSTALLATION OF LEAD-INS. CONTRACTOR SHALL COORDINATE LOCATIONS, SIZE, AND INVERT ELEVATIONS OF STORM SEWERS WITH APPROVED BUILDING PLUMBING PLANS.

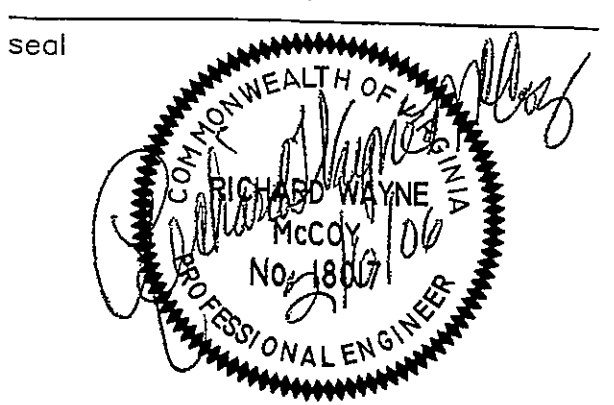
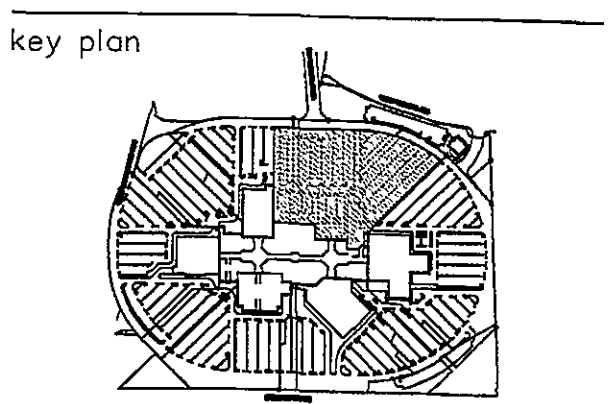


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issue date/revisions  
1) ADDENDUM #1 - 03/10/06  
2) CHANGE REQUEST #1 - 03/31/06



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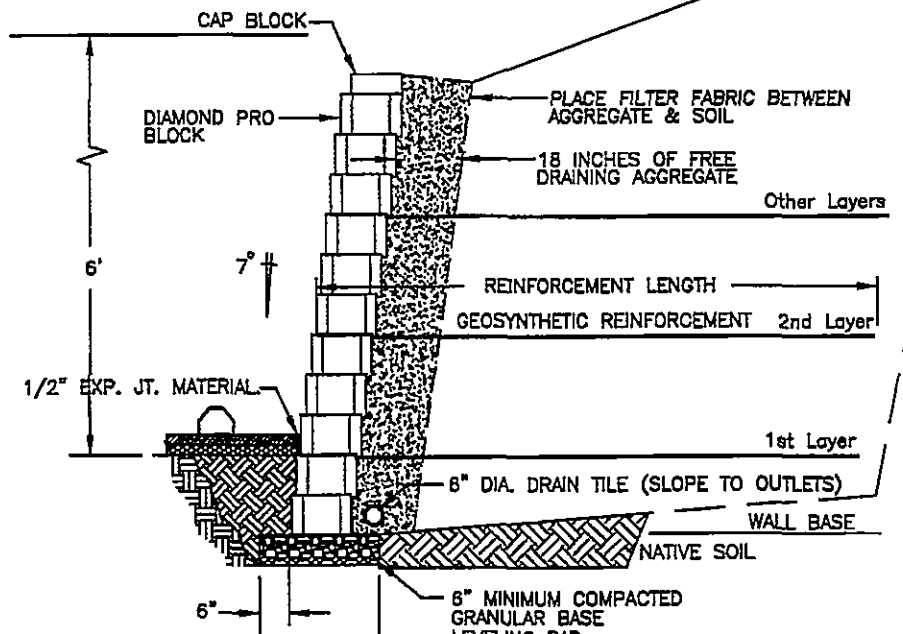
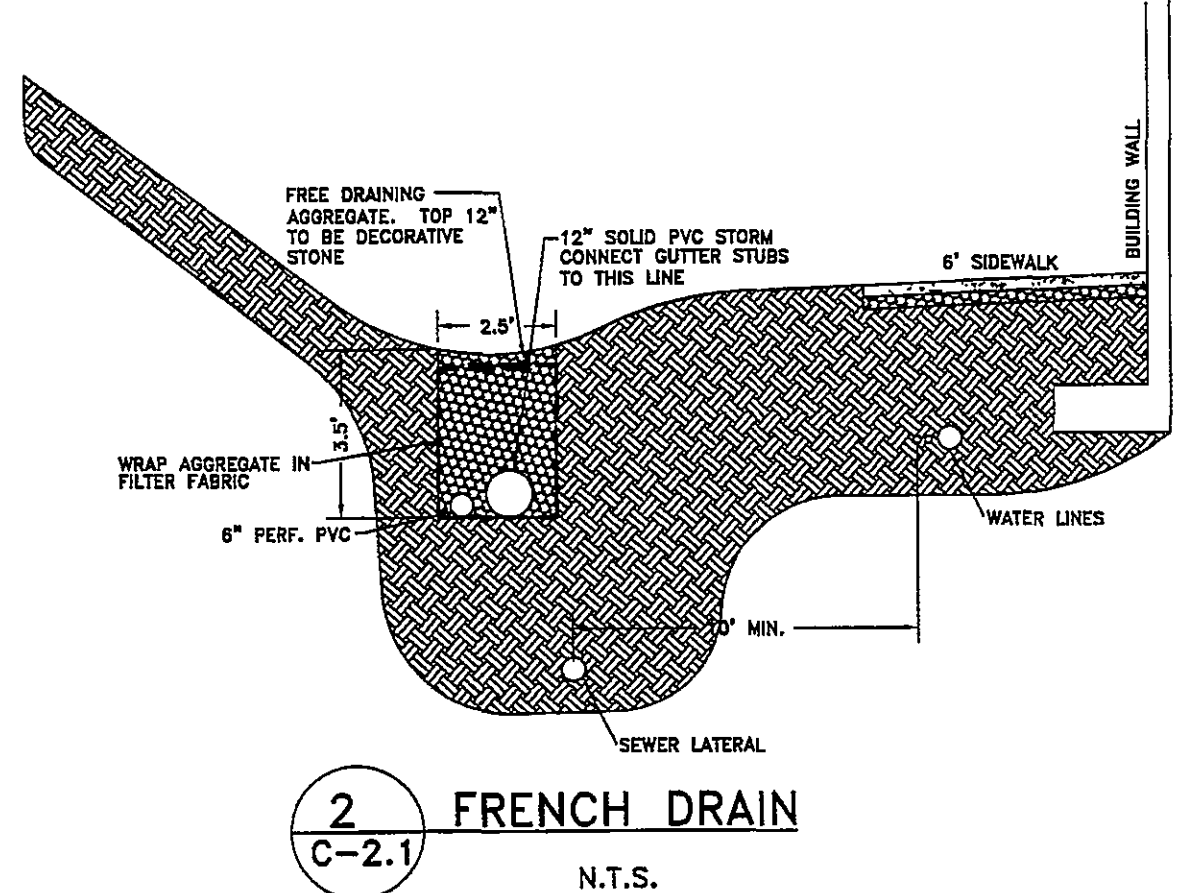
project name  
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ROANOKE, VIRGINIA

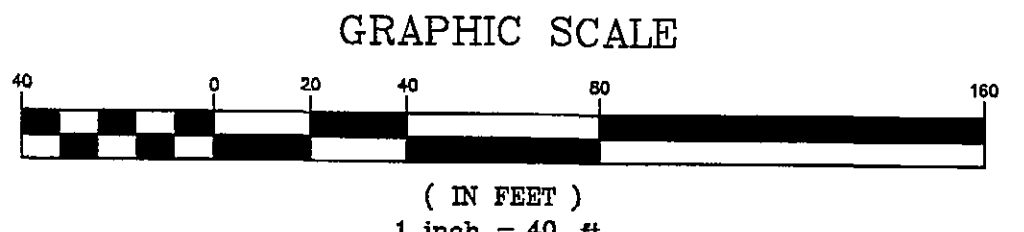
sheet title  
**SITE GRADING & DRAINAGE PLAN**

drawn  
BMB  
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RWM  
project no.  
0536  
date  
02/06/06  
sheet no.  
C-2.1

UTILITIES & GRADING LEGEND		
	EXISTING	PROPOSED
RIGHT-OF-WAY/PROPERTY LINE	---	---
WATER LINE	—W—	—W—
SANITARY SEWER	—SS—	—SS—
SANITARY SEWER MANHOLE	⊙	⊙
GAS	—G—	—G—
OVERHEAD POWER LINE	—OHE—	—OHE—
UNDERGROUND POWER LINE	—UG—	—UG—
UNDERGROUND TELEPHONE LINE	—UT—	—UT—
BACKFLOW PREVENTOR		⊠
CLEANOUT	⊙ CO	⊙ C.O.
FIRE HYDRANT	⊙	⊙
WATER VALVE	⊙	⊙
INDEX CONTOURS	—1065—	—65—
1" INTERVALS	—1064—	—64—
SPOT ELEVATION		● 1064.5
STORM SEWER		
CATCH BASIN	□	□



### SITE GRADING & DRAINAGE PLAN



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