DB 377 PG 530

NOTES
1. SEE SHEET 1 FOR ADDITIONAL NOTES.
2. THE TOWN WILL PROVIDE THE WATER METER AT THE OWNER'S EXPENSE.
3. UTILITY ENTRY LOCATIONS INTO THE BUILDING ARE APPROXIMATE. CONTRACTOR SHALL COORDINATE UTILITY SERVICE EXTENSIONS TO THE BUILDING WITH THE BUILDING CONTRACTOR.
4. THE DOMESTIC WATER LINE SHALL HAVE AN RPZ BACKFLOW PREVENTER (A.S.S.E. 1013 STANDARD) INSIDE THE BUILDING.
5. ALL SANITARY SEWER MANHOLES SHALL BE WATER-TIGHT AND HAVE WATER-TIGHT FRAMES AND COVERS.

EROSION CONTROL LEGEND

(CE) CONSTRUCTION ENTRANCE
(PS) PERMANENT SEEDING
(SF) SILT FENCE
(TO) TOPSOILING

REMOVE EXISTING TREES FOR INSTALLATION OF PROPOSED RETAINING WALL

RETAINING WALL AS DESIGNED BY OTHERS

OVERHEAD UTILITY POLE TO BE RELOCATED. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY.

INSTALL CAST IN PLACE CONCRETE HEADWALL SEE DETAIL THIS SHEET

SANITARY SEWER TOP ELEV: 2069.2 INV IN: 2066.60 INV OUT: 2066.50

MANHOLE TO BE INSTALLED IN ORDER FOR CHANNELLING TO BE 1.1 OFF CENTER FROM CENTER OF MANHOLE. THIS MANHOLE IS NOT CENTERED ON THE APPARENT INTERSECTION OF PROPOSED AND EXISTING PIPES.

EXISTING ROCK CHANNEL. REMOVE WIRE AND ROCK AS NECESSARY TO TIE EXISTING CHANNEL SIDE INTO PROPOSED PRECAST SIDE WALL PANELS.

INV. IN 2-30"x19" RCPs=2066.90

SCREENING FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.

8" DIP SANITARY

STAIR TOWER

SANITARY SEWER TOP ELEV: 2071.0 INV IN: 2065.62 INV OUT: 2065.52

2-30"x19" RCP @ 1.08%

DISTURBED AREA=0.31 ACRES

REMOVE EXISTING 27"x42" CMP PIPE AFTER INSTALLATION OF PROPOSED 19"X30" ELLIPTICAL RCP CULVERTS

INSTALL HANSON CONCRETE PRODUCTS TYPICAL ONE / CUT FABRICATED CONCRETE ELBOW OR EQUIVALENT.

REMOVE AND REALIGN EXISTING 8" SANITARY SEWER MAIN. ALL INSTALLATION SHALL BE IN COMPLIANCE WITH TOWN OF BLACKSBURG STANDARDS AND SHALL BE COORDINATED THROUGH TOWN OF BLACKSBURG UTILITY DEPARTMENT. CONTRACTOR SHALL HAVE A PRECONSTRUCTION MEETING ON SITE WITH A REPRESENTATIVE OF THE TOWN OF BLACKSBURG'S UTILITY DEPARTMENT PRIOR TO ORDERING STRUCTURES AND BEGINNING CONSTRUCTION.

REMOVE EXISTING TREES FOR INSTALLATION OF PROPOSED UTILITIES

INSTALL VDOT STANDARD ES-1A END SECTIONS

PROPOSED PARKING

CONCRETE ENCASE SANITARY SEWER LATERAL FROM BACK OF CURB TO MANHOLE. TOP OF ENCASEMENT = 2065.8

SANITARY SEWER TOP ELEV: 2068.0 INV IN: 2064.65 INV OUT: 2064.55

RAMP UP SEE ARCHITECTURAL PLANS

8" DIP SANITARY SEWER AT 1% MINIMUM SLOPE

INVERT OUT RCPs=2065.8

INSTALL 5' CURB CUT TO DRAIN RUNOFF FROM SITE TO CREEK. STABILIZE BANK WITH EC-1, CLASS I RIP-RAP

INSTALL CURB RAMP. RAMP SLOPE NOT TO EXCEED 12:1.

PROPOSED BUILDING
F.F. 2072.0 (LOBBY)

TOWN SHALL INSTALL 2" WATER METER AND VAULT AT OWNER'S EXPENSE. VAULT SHALL BE TRAFFIC BEARING.

6" FIRE LINE RPZ BACKFLOW PREVENTER TO BE LOCATED INSIDE THE BUILDING.

INSTALL WALL MOUNT INDICATOR. SEE PLUMBING PLANS.

INSTALL BLACKSBURG STANDARD CURB RAMP

TREES SHALL BE PLANTED IN TOWN STANDARD DUCTILE IRON TREE GRATES.

INSTALL VDOT STANDARD CG-9D ENTRANCE APRON

TOWN OF BLACKSBURG STANDARD PEDESTRIAN LIGHT (TYPICAL).

TOWN STANDARD BRICK PAVER SIDEWALK.

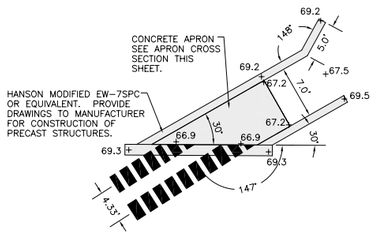
EXISTING STREET LIGHT TO REMAIN

EXISTING INLET TO REMAIN

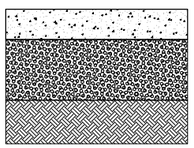
SOUTH MAIN STREET (R/W VARIES)

+90° TO WASHINGTON ST

TOWN SHALL TAP AND EXTEND WATER SERVICE TO THE SITE AT THE OWNER'S EXPENSE



END WALL AND WING WALL DETAIL



CONCRETE APRON
N.T.S.

10 5 0 10 20 30
SCALE IN FEET

PLANT SCHEDULE

KEY	Scientific Name / COMMON NAME	MINIMUM HEIGHT or SIZE	CANOPY (20 YEARS)	QUANTITY	TOTAL CANOPY
GB	*Ginko Biloba* GINKO (MALE VARIETY)	1.5" Caliper	133 SF	3	399 SF

* REMARKS:
HM: HARDWOOD BARK MULCH; SM: SOFTWOOD BARK MULCH;
ACID: SOIL SHALL BE TREATED TO A PH OF 5.5-6.5; ALK: SOIL SHALL BE TREATED TO A PH OF 6.5-7.5

NOTES:
1. ALL PLANTING BEDS AND TREE SAUCERS SHALL BE MULCHED TO A MINIMUM DEPTH OF 4" WITH SHREDDED BARK MULCH. PLANTING BEDS SHALL BE SUBSTANTIALLY FREE OF FOREIGN MATTER.
2. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR THE OWNER.
3. "SAUCER RADIUS" REFERS TO A CIRCULAR AREA AROUND THE ROOT BALL OF EACH NEW TREE, TILLED PRIOR TO INSTALLATION TO A MINIMUM DEPTH OF ONE FOOT, TREATED, AND MULCHED.
4. SOIL IN PLANTING BEDS AND TREE SAUCERS SHALL BE TESTED FOR PH AND NUTRIENT AVAILABILITY, AND AMENDED AS NECESSARY USING ORGANIC FERTILIZERS.

TOWN ENGINEER	DATE
TOWN PLANNER	DATE

Altizer, Hodges, & Varney, Inc.
Consulting Engineers & Surveyors
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DATE : 11 JAN 2007
SCALE : AS SHOWN
DESIGNED: CCH
DRAWN : CCH
CHECKED : BHA
REVISED :

COMMONWEALTH OF VIRGINIA
CLAYTON C. HODGES
No. 34078
FOR REVIEW
PROFESSIONAL ENGINEER

MCGINNIS REALTY & INVESTMENT COMPANY
MAIN STREET INN
BLACKSBURG, VIRGINIA

GRADING, UTILITY, AND EROSION CONTROL PLAN

AHV PROJECT NUMBER
2006069

SHEET NUMBER
3 OF 3

2006069sp2.dwg