
From: Steve Semones <ssemones@balzer.cc>
Sent: Monday, July 8, 2019 1:23 PM
To: Anne McClung <amclung@blacksburg.gov>
Cc: Shivon Dosky <Sdosky@graystoneco.com>; Kirk Johnson <kjohnson@graystoneco.com>; Mike Estes <07ssnake@gmail.com>; Curtis Estes <verypicky@live.com>
Subject: RE: 2232 Review

Anne,
Please include the attached colored pdf in any updated info you send out to Planning Commission. These areas in green represent the proposed sidewalks included in the Graves Avenue subdivision we are currently working on for Mike and Curtis. This may help in our discussion concerning future pedestrian connections from the rear 200 acres to the town limits/future infrastructure. The team is currently exploring options to do so.

Thanks,
Steve

Please note our new address

Steven Semones, LA
Executive Vice President

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From: Anne McClung <amclung@blacksburg.gov>
Sent: Wednesday, July 3, 2019 10:22 AM
To: Steve Semones <ssemones@balzer.cc>
Subject: 2232 Review

Hi Steve,

In moving the 2232 review to the August 6th Planning Commission meeting that does mean the PC work session is Tuesday, July 16th which is right around the corner. The packets for that work session will go out next week. If you have any new materials you would like the PC to review prior to the work session I would need them by close of business on Monday.

Thanks,
Anne

STANDARD GRADING NOTES

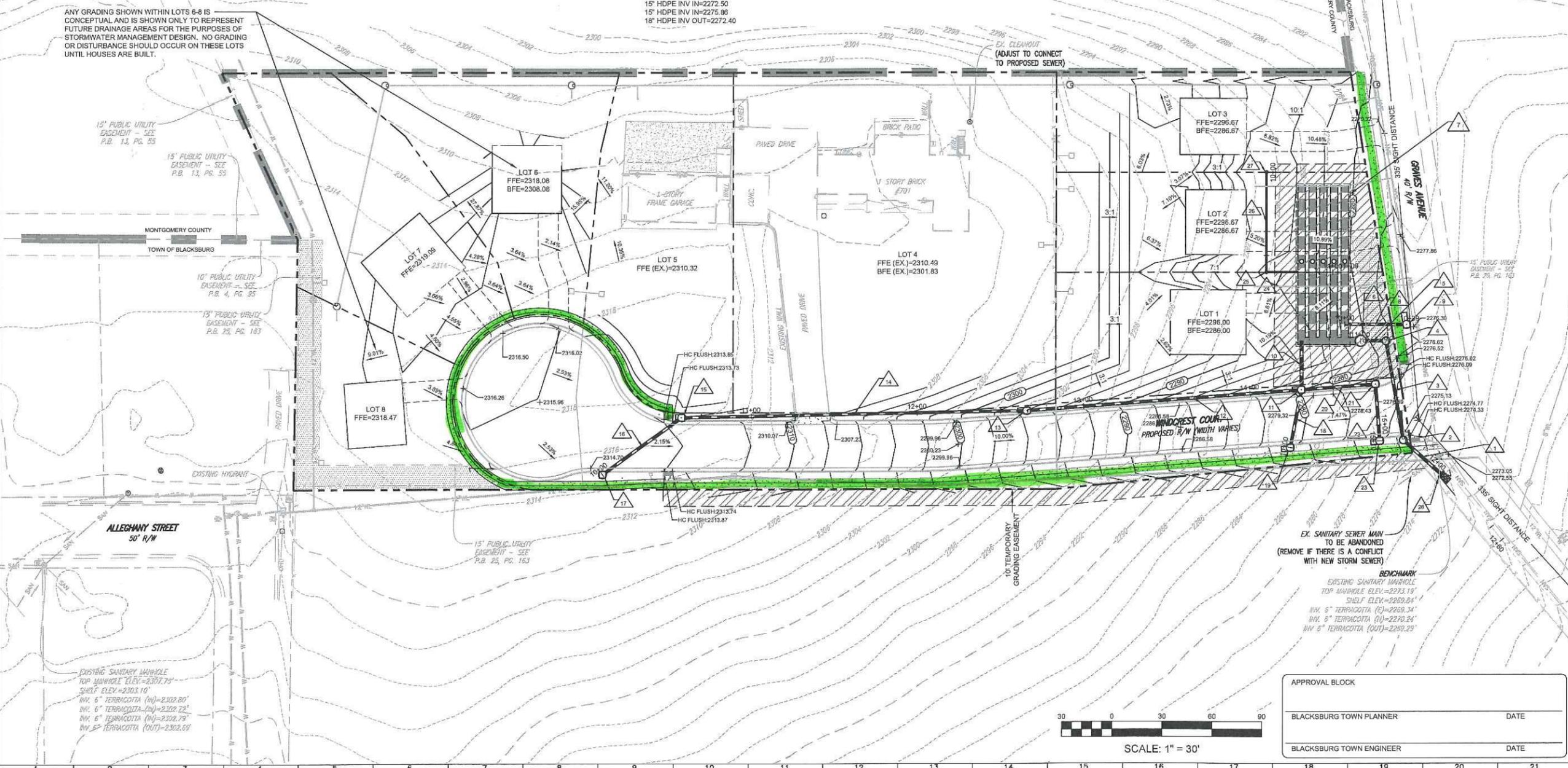
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- REFER TO BUILDING PLANS FOR SUBGRADE AND UTILITY TRENCHES WITHIN 5' OF THE BUILDING ENVELOPE.
- REMOVE TREES, SHRUBS, GRASS, AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS AS REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REMOVE TREES AND OTHER VEGETATION, INCLUDING STUMPS AND ROOTS, COMPLETELY IN AREAS REQUIRED FOR SUBSEQUENT SEEDING. CUT OFF TREES AND STUMPS IN AREAS TO RECEIVE FILL MORE THAN THREE FEET IN DEPTH TO WITHIN EIGHT INCHES OF THE ORIGINAL GROUND SURFACE.
- BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AND OPERATE WARNING LIGHTS AS RECOMMENDED BY AUTHORITIES HAVING JURISDICTION.
- CUT SURFACE UNDER PAVEMENTS TO COMPLY WITH CROSS SECTIONS, ELEVATIONS, AND GRADES AS INDICATED.
- EXCAVATE TRENCHES TO UNIFORM WIDTH CONFORMING TO VDOT STANDARD PB-1 FOR STORM DRAINAGE PIPING.
- PREVENT SURFACE WATER AND SUBSURFACE OR GROUND WATER FROM FLOWING INTO EXCAVATIONS AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. CONVEY WATER WHEN ATMOSPHERIC TEMPERATURE IS LESS THAN 35°F (1°C).
- BACKFILLING SHALL BE A SUITABLE MATERIAL THAT IS CAPABLE ACHIEVING THE REQUIRED COMPACTIONS INDICATED ON THE DETAILS PAGE.
- THE MINIMUM REQUIRED DENSITY FOR ALL COMPACTION, UNLESS NOTED OTHERWISE, SHALL BE 90% OF STANDARD PROCTOR MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN ±2% OF THE OPTIMUM MOISTURE CONTENT UNLESS DIRECTED OTHERWISE BY THE GEOTECHNICAL ENGINEER. LAWN AND UNPAVED AREAS OUTSIDE OF STRUCTURAL FILL MAY BE COMPACTED AT 80% OF THE STANDARD PROCTOR DENSITY WHEN DIRECTED BY THE GEOTECHNICAL ENGINEER.
- FINISH LAWN AREAS TO WITHIN ONE INCH ABOVE OR BELOW REQUIRED SUBGRADE ELEVATIONS. SHAPE SURFACE UNDER WALKS AND PAVEMENTS TO LINE, GRADE, AND CROSS SECTION WITH NOT MORE THAN 1/2" ABOVE OR BELOW REQUIRED SUBGRADE ELEVATION.

- PROTECT GRADED AREAS FROM TRAFFIC AND EROSION. REPAIR AREAS WHICH HAVE SETTLED, ERODED, OR BECOME DAMAGED DUE TO CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO OWNER.
- SPREAD TOPSOIL TO A UNIFORM COMPACTED DEPTH OF 4" OVER ALL DISTURBED AREAS NOT RECEIVING WALKS, PAVEMENT, WALLS OR BUILDING, INCLUDING TRENCHES (SEE TABLE 3.30-A). CARE SHALL BE TAKEN TO ENSURE PROPER BONDING AND NOT TO APPLY TOPSOIL TO SUBSOIL IF THE TWO SOILS HAVE CONTRASTING TEXTURES (CLAYEY VS. SANDY). TOPSOIL SHALL NOT BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION. WHEN TOPSOIL OR SUBGRADE IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING OR PROPOSED SOODING OR SEEDING, IMMEDIATELY FOLLOWING PLACEMENT OF TOPSOIL, DISK THE ENTIRE TOPSOILED AREA AND RAKE FREE OF STONES AND DEBRIS OVER 1/2" IN ANY DIMENSION. PROVIDE A FINISHED SURFACE FREE OF DEPRESSIONS OR HIGH SPOTS. SEED IMMEDIATELY.
- YARD DRAINS SHALL BE INSTALLED WHEN POSITIVE DRAINAGE (5% MINIMUM SLOPE) AWAY FROM BUILDINGS CAN NOT BE ACHIEVED OR IS IN DOUBT. DRAINS TO OUTFALL INTO PROPOSED STORM SEWER. CONTRACTOR MAY ADD ADDITIONAL DRAINS IF SITE CONDITIONS ALLOW/REQUIRE AS NEEDED.
- YARD DRAINS SHALL BE NYLOPLAST INLINE DRAINS WITH STANDARD GRATE OR EQUIVALENT.
- MINIMUM COVER OVER COLLECTION PIPES SHALL CONFORM TO MANUFACTURER'S STANDARD.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OR EXISTING UTILITIES ARE LOCATED DURING THE GRADING PROCESS FOR THE SITE.
- ALL STORM INLET/MANHOLE BOTTOMS SHALL HAVE INVERT SHAPING (IS-1) PER VDOT STANDARDS.
- ALL STORM DRAIN MANHOLES SHALL BE CONSTRUCTED WITH VDOT STANDARD STEPS (ST-1)
- ALL NEW HOMES SHALL BE CONSTRUCTED SUCH THAT ROOF RUNOFF WILL BE DIRECTED TO THE STREET AND CONVEYED TO THE UNDERGROUND STORMWATER SYSTEM. THIS MAY BE DONE WITH ROOF DRAINS, DRAIN PIPES, OR OTHER MEANS OF CONVEYANCE.

STRUCTURE SCHEDULE

- 33.23 LF OF 15" CL III RCP @ 0.50%
INV UPPER=2271.11 INV LOWER=2270.94
- 48" MH-2 W/ ST-1
TOP=2274.87 H=3.76'
15" HDPE INV IN=2271.21
15" RCP INV OUT=2271.11
- 54.26 LF OF 15" TYPE "S" HDPE @ 0.50%
INV UPPER=2271.48 INV LOWER=2271.21
- 48" MH-2 W/ ST-1
TOP=2274.87 H=3.76'
15" HDPE INV IN=2271.59
15" HDPE INV OUT=2271.48
- 15.04 LF OF 15" TYPE "S" HDPE @ 0.47%
INV UPPER=2271.65 INV LOWER=2271.58
- 72" DIA. RISER STRUCTURE
SEE DETAIL SHEET C11
- UNDERGROUND DETENTION SYSTEM
SEE DETAIL SHEET C11
- 36.94 LF OF 15" TYPE "S" HDPE @ 0.97%
INV UPPER=2272.61 INV LOWER=2272.25
- DI-3B W/ ST-1
TOP=2276.61 L=6' H=4.00'
15" HDPE INV OUT=2272.61
- 39.33 LF OF 18" TYPE "S" HDPE @ 0.50%
INV UPPER=2272.40 INV LOWER=2272.25
- DI-3B W/ ST-1
TOP=2280.21 L=6' H=7.81'
15" HDPE INV IN=2272.50
15" HDPE INV IN=2272.50
15" HDPE INV IN=2275.86
18" HDPE INV OUT=2272.40
- 165.05 LF OF 15" TYPE "S" HDPE @ 0.25%
INV UPPER=2287.76 INV LOWER=2275.50
- DI-3B W/ ST-1
TOP=2280.05 L=6' H=8.29'
15" HDPE INV IN=2287.86
15" HDPE INV OUT=2287.76
- 207.62 LF OF 15" TYPE "S" HDPE @ 10.25%
INV UPPER=2309.15 INV LOWER=2287.66
- DI-3B W/ ST-1
TOP=2314.11 L=4' H=4.96'
15" HDPE INV IN=2309.25
15" HDPE INV OUT=2309.15
- 58.30 LF OF 15" TYPE "S" HDPE @ 1.00%
INV UPPER=2309.83 INV LOWER=2275.82
- DI-3A W/ ST-1
TOP=2314.83 L=2.5' H=5.00'
15" HDPE INV OUT=2309.83
- 35.23 LF OF 15" TYPE "S" HDPE @ 1.00%
INV UPPER=2276.21 INV LOWER=2275.66
- DI-3B W/ ST-1
TOP=2280.94 L=6' H=4.73'
15" HDPE INV OUT=2276.21
- 44.54 LF OF 15" TYPE "S" HDPE @ 0.50%
INV UPPER=2272.72 INV LOWER=2272.50
- DI-3B W/ ST-1
TOP=2276.89 L=6' H=4.16'
15" HDPE INV IN=2272.82
15" HDPE INV OUT=2272.72
- 34.00 LF OF 15" TYPE "S" HDPE @ 0.50%
INV UPPER=2272.99 INV LOWER=2272.82

NOTE: UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH MINIMUM STANDARD 16. SEE SHEET C15.



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GRADING PLAN
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM
DESIGNED BY GLM
CHECKED BY SMS
DATE 10/10/18
SCALE 1"=30'
REVISIONS:
1. 4/1/19

SHEET NO.
C5
JOB NO. 24170072.00

