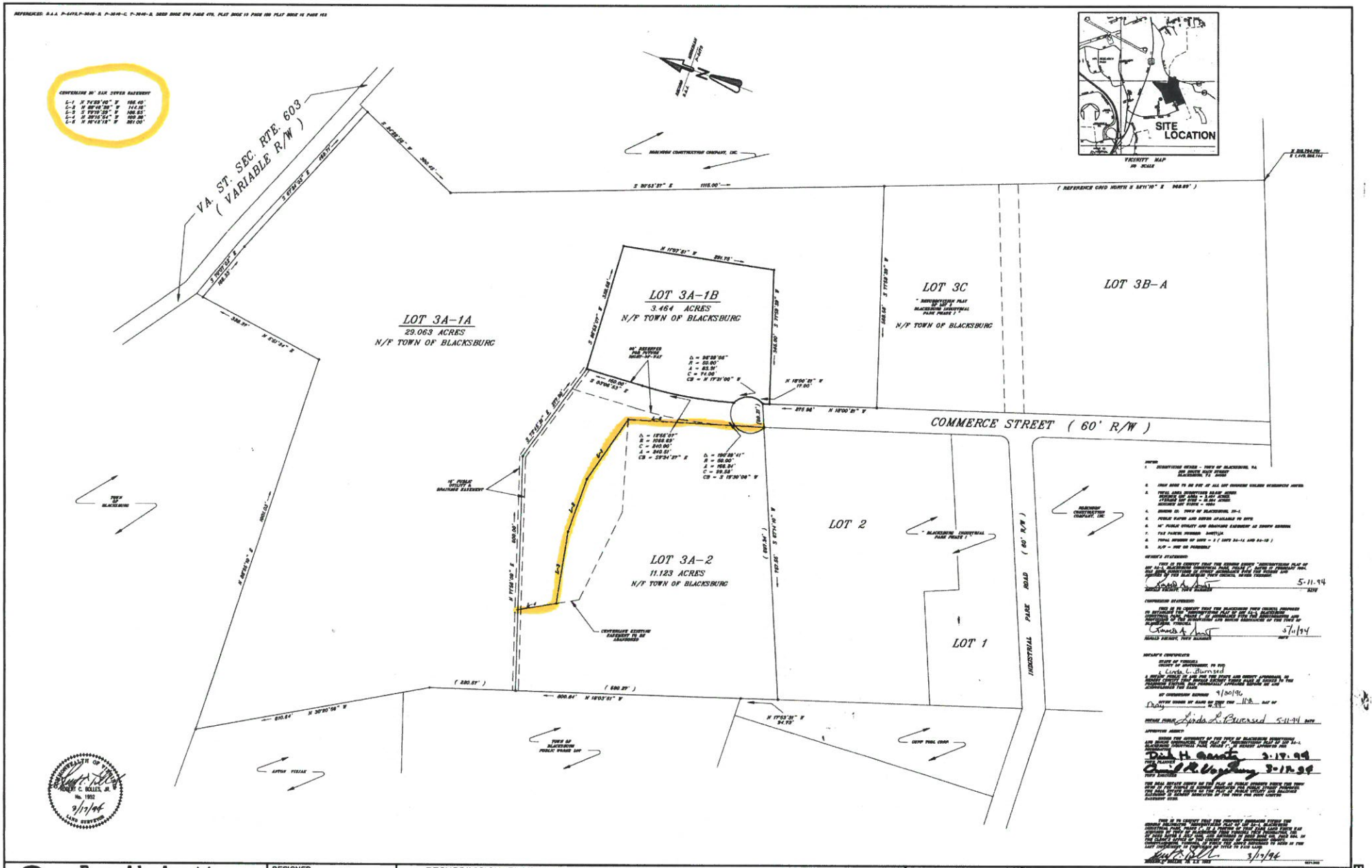
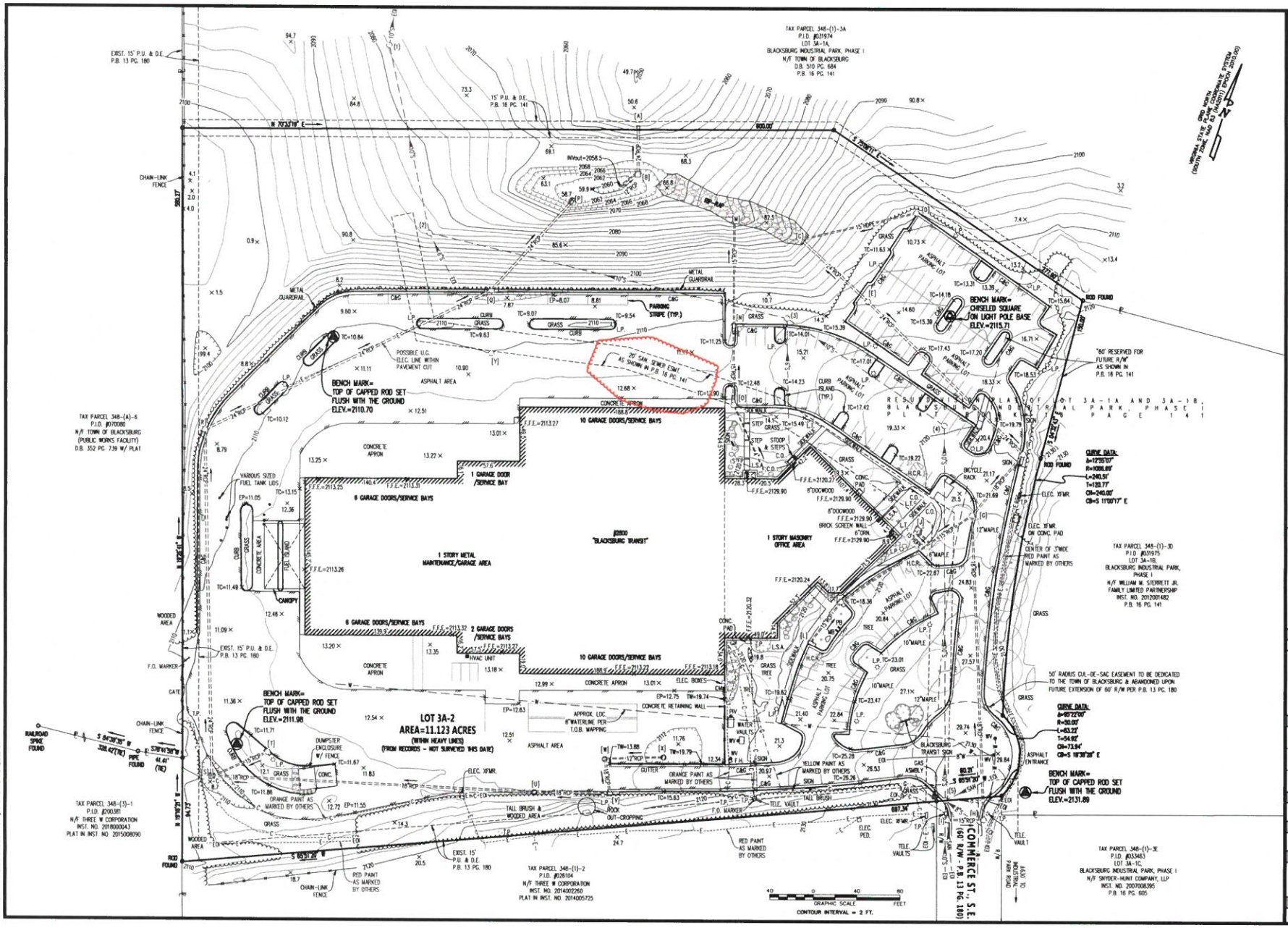


Draper Aden Associates CONSULTING ENGINEERS Blacksburg, Virginia – Richmond, Virginia – Nashville, Tennessee	DESIGNED DRAWN TLH CHECKED FDS DATE 2/17/94	RESUBDIVISION PLAT OF LOT 3A-1A AND 3A-1B BLACKSBURG INDUSTRIAL PARK PHASE I TOWN OF BLACKSBURG, MT. TABOR MAG. DISTRICT, MONTGOMERY COUNTY, VIRGINIA	REVISIONS: 3/9/94 – REVISED & ADDED NOTES.	SCALE: 1" = 100' PLAN № T-3646-E	SHEET 1 OF 1

B-151



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TOPOGRAPHIC SURVEY OF THE BLACKSBURG TRANSIT HEADQUARTERS FACILITY

BEING

LOT 3A-2, BLACKSBURG INDUSTRIAL PARK, PHASE I

TOWN OF BLACKSBURG
MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
RALPH O. CLEMENTS
Lic. No. 1864
01-03-20
LAND SURVEYOR

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PM	ROC
TECH	KJD, MTM
CREW	APP, SCL, WAB

ISSUE DATE: 01/03/20

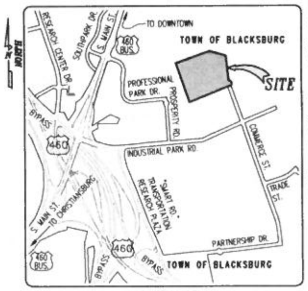
GNI JOB NO.: 3014.00

SURVEY

SHEET NUMBER: C1-02

TOPOGRAPHIC SURVEY OF THE
BLACKSBURG TRANSIT HEADQUARTERS FACILITY
BEING
LOT 3A-2, BLACKSBURG INDUSTRIAL PARK, PHASE I

TOWN OF BLACKSBURG
MOUNT TABOR MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA



VICINITY MAP:
SCALE: 1"=±1000'

NOTES:

1. THIS SURVEY WAS PREPARED FOR: HUGHES ASSOCIATES ARCHITECTS & ENGINEERS
2. CURRENT OWNERS & LEGAL REFERENCES:
   TOWN OF BLACKSBURG
   TAX PARCEL NO. 348-(1)-3; P.I.D. #071148
   D.B. 510 PG. 684; P.B. 18 PG. 141
   SITE ADDRESS: 2800 COMMERCE ST. BLACKSBURG, VA.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
4. THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF RALPH O. CLEMENTS, L.S. LIC. #1864, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; AND FROM PHOTOGRAMMETRIC MAPPING PREPARED UNDER DIRECT AND RESPONSIBLE CHARGE OF CHRISTOPHER J. PAPPAS, L.S. LIC. #2833. THE IMAGERY WAS OBTAINED ON DECEMBER 12, 2019 AND ORIGINAL FIELD DATA WAS OBTAINED DURING DECEMBER, 2019 AND JANUARY, 2020; AND THAT THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA USING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
5. ELEVATIONS AS SHOWN HEREON, ARE BASED ON NAVD 88 VERTICAL DATUM. HORIZONTAL DATUM, AS SHOWN HEREON, IS BASED ON GRID NORTH, VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(NA2011), EPOCH 2010.00. HORIZONTAL AND VERTICAL UNITS OF MEASUREMENT UTILIZED IS U.S. SURVEY FOOT.
6. CONTOUR INTERVAL=2 FT.
7. PROPERTY LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSES ONLY. NO BOUNDARY SURVEY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
8. THE SUBJECT PROPERTY LIES IN "ZONE 'X' – OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO. 51121C0134C, EFFECTIVE DATE OF SEPTEMBER 25, 2009. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
9. NOTES REGARDING UTILITIES:

   GAY AND NEEL, INC. AND THE LAND SURVEYOR WHOSE NAME AND SEAL IS AFFIXED HERETO, ASSUMES NO LIABILITY FOR THE LOCATION , INCLUSION, OMISSION, EXISTENCE, OPERATIONS OF, INTERRUPTIONS OF OPERATIONS OR REPAIRS TO ANY UTILITY STRUCTURE OR FACILITY, ABOVE, OR BELOW GROUND, EITHER SHOWN OR NOT SHOWN ON THESE DRAWINGS. GAY AND NEEL, INC. CONTACTED VA811'S "POSITIVE RESPONSE SYSTEM" ON 12/18/19, WAS ISSUED 4 TICKETS, AND WERE GIVEN THE FOLLOWING RESULTS OF THE UTILITY MARKINGS:

   TICKET #B935002376-00B
   APPALACHIAN POWER (AEP111) – MARKED
   BLACKSBURG WATER & SEWER (BKB173) – MARKED UP TO PRIVATELY OWNED UTILITY; CONTACT PRIVATE UTILITY OWNER FOR LOCATE
   COMCAST (CMC503) – MARKED
   LUMOS NETWORK (LMS546) – NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA
   ATMOS ENERGY – MARKED
   VERIZON – MARKED

   TICKET #B935002402-00B
   APPALACHIAN POWER (AEP111) – MARKED
   BLACKSBURG WATER & SEWER (BKB173) – MARKED UP TO PRIVATELY OWNED UTILITY; CONTACT PRIVATE UTILITY OWNER FOR LOCATE
   COMCAST (CMC503) – MARKED
   CITIZENS TELEPHONE (CTC291) – NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA
   ATMOS ENERGY – MARKED
   VERIZON – NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA

   TICKET #B935002420-00B
   APPALACHIAN POWER (AEP111) – MARKED
   BLACKSBURG WATER & SEWER (BKB173) – MARKED UP TO PRIVATELY OWNED UTILITY; CONTACT PRIVATE UTILITY OWNER FOR LOCATE
   COMCAST (CMC503) – NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA
   CITIZENS TELEPHONE (CTC291) – NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA
   ATMOS ENERGY – MARKED
   VERIZON – NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA

   TICKET #B935002435-00B
   APPALACHIAN POWER (AEP111) – MARKED
   BLACKSBURG WATER & SEWER (BKB173) – MARKED UP TO PRIVATELY OWNED UTILITY; CONTACT PRIVATE UTILITY OWNER FOR LOCATE
   COMCAST (CMC503) – NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA
   CITIZENS TELEPHONE (CTC291) – NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA
   ATMOS ENERGY – MARKED
   VERIZON – NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA

   LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE, BASED ON AVAILABLE SURFACE STRUCTURES, SUCH AS VALVES, MANHOLES, ETC. AND RECORD INFORMATION. VISIBLE UTILITY STRUCTURES WERE LOCATED IN ACCORDANCE WITH CI/ASCE 38-02 (CONSTRUCTION INSTITUTE OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS) QUALITY LEVEL 'C', WHICH IS DEFINED IN CI/ASCE 38-02 AS FOLLOWS:

   UTILITY QUALITY LEVEL 'C': INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL 'D' INFORMATION.

   ADDITIONAL UNDERGROUND UTILITY FEATURES DEPICTED HEREON MAY BE BASED ON SURFACE EVIDENCE AND/OR CI/ASCE STD. 38-02 QUALITY LEVEL 'D', DEFINED THEREIN AS FOLLOWS:

   UTILITY QUALITY LEVEL 'D': INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

   SURFACE MARKINGS PROVIDED BY MISS UTILITY RESPONDERS MAY NOT CORRELATE TO CI/ASCE STD. 38-02 DEFINITIONS AND QUALITY LEVEL INDICATORS FOR THOSE MARKS ARE NOT SHOWN HEREON.

   48 HOURS PRIOR TO ANY EXCAVATION BEING CONDUCTED AS A PART OF THIS PROJECT, "VA811" MUST BE NOTIFIED BY PHONE AT 1-800-552-7001, OR BY DIALING 811 IN VIRGINIA.

   INVERT ELEVATIONS, AS SHOWN HEREON, ARE LISTED IN A CLOCKWISE DIRECTION FROM THE OUTLET PIPE.

   PIPE SIZES, MATERIAL, AND INVERT ELEVATIONS SHOWN ARE BASED ON OBSERVATIONS MADE FROM GROUND SURFACE, AND THEREFORE MAY BE CONSIDERED APPROXIMATE. NO CONFINED SPACE ENTRY HAS BEEN MADE TO OBTAIN STRUCTURE INTERIOR DATA SHOWN HEREON.

STORM SEWER STRUCTURES:

[A] 24"RCP
INVout=2055.72
W/ F.E.S.

[B] RISER STRUCTURE
RIM=2067.24
INVin=2057.04
INVout=2056.74

[C] ENDWALL
TOP=2097.20
15"HDPE INVout=2094.42
24"RCP INVout=2094.56

[D] CURB INLET
RIM=2109.96
INVout=2106.01

[E] STORM MH
RIM=2113.79
INVin=2109.49
INVout=2109.39

[F] CURB INLET
RIM=2120.04
INVin=2112.44
INVout=2112.49
(INVin LOWER THAN INVout)

[G] CURB INLET
RIM=2122.11
INVin=2113.21
INVout=2113.06

[H] CURB INLET
RIM=2131.53
INVin=2122.93
INVout=2122.78

[I] CURB INLET
RIM=2131.43
INVout=2126.48

[J] DROP INLET
RIM=2119.56
INVout=2117.21

[K] CURB INLET
RIM=2118.72
INVin=2114.17
INVout=2114.12

[L] CURB INLET
RIM=2119.19
F/L=2114.79

[M] 15" RCP
INVout=2077.65

[N] CURB INLET
RIM=2112.25
INVin=2099.95
INVout=2095.35

[O] CURB INLET
RIM=2112.35
INVin=2108.05
INVout=2108.00
(ALSO EVIDENCE OF FLOW COMING INTO SOUTHWEST SIDE OF STRUCTURE BUT NO PIPE VISIBLE)

[P] 24"RCP
INVout=2059.18
W/ F.E.S.

[Q] CURB INLET
RIM=2108.14
INVin=2093.94
INVout=2091.04

[R] CURB INLET
RIM=2108.59
INVin=2098.64
INVout=2098.54

[S] DROP INLET
RIM=2108.12
INVin=2103.52
INVin=2102.72
INVout=2102.52

[T] CURB INLET
RIM=2111.44
F/L=2107.24

[U] DROP INLET
RIM=2112.07
INVin=2106.47
INVout=2106.37

[V] CURB INLET
RIM=2113.39
INVin=2107.69
INVout=2107.54

[W] DROP INLET
RIM=2112.45
INVin=2108.00
INVout=2107.95

[X] DROP INLET
RIM=2111.52
INVout=2108.17

[Y] UNDERGROUND TANK COLLECTING WATER FROM WASH BAYS
RIM=2109.91
TOP OF BAR=2102.81
BOTTOM OF STRUCTURE=±2097.9
(HEAVY SEDIMENT IN BOTTOM)

SANITARY SEWER STRUCTURES:

(1) SANITARY MH
RIM=2077.90
INVin=2073.19
F/L=2073.17

(2) SANITARY MH
RIM=2083.39
10"PVC INVin=2095.84
6"PVC INVin=2076.31
10"PVC INVout=±2076.2

(3) SANITARY MH
RIM=2113.25
10"PVC INVin=2108.50
6"PVC INVin=2107.85
10"PVC INVout=2107.35

(4) SANITARY MH
RIM=2119.58
10"PVC INVin=2115.13
10"PVC INVout=2115.08

(5) SANITARY MH
RIM=2130.53
INVin=2124.33 (SIZE UNKNOWN)
8"PVC INVin=2118.48
8"PVC INVin=2123.93
INVin=2117.58 (SIZE UNKNOWN)
10"PVC INVin=2117.33
10"PVC INVout=2117.23

LEGEND:

PROPERTY LINE
ADJOINING PROPERTY LINE
SPECIFIC DISTANCE
ROAD / STREET RIGHT-OF-WAY
LINE NOT TO SCALE
EXISTING EASEMENT
TRACT LINE
EXISTING CURB
EXISTING CURB & GUTTER
EXISTING EDGE OF PAVEMENT
PAINTED / PARKING STRIPE
EXISTING WALL
GUARDRAIL
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING FENCE LINE
EXISTING BUILDING
EXISTING SIDEWALK
CONCRETE AREA
GAS LINE PAINT MARKS
COMMUNICATION PAINT MARKS
ELECTRIC LINE PAINT MARKS
WATER LINE PAINT MARKS
WATER LINE FROM TOWN MAPPING
EXISTING TREE / BRUSH LINE
MAJOR CONTOUR LINE
MINOR CONTOUR LINE
DEPRESSED CONTOUR
EXISTING RIP-RAP
EXISTING SIGN
PROPERTY CORNER
LIGHT POLE
ELECTRIC METER
HVAC UNIT
WATER VALVE
FIRE HYDRANT
MANHOLE
UTILITY CLEAN OUT
GAS METER
TELEPHONE PEDESTAL
BENCH MARK
SPOT ELEVATION
TREE
SHRUB
SANITARY SEWER STRUCTURE IDENTIFIER
STORM SEWER STRUCTURE IDENTIFIER

ABBREVIATIONS:

&=AND
(TYP.)=TYPICAL
±=PLUS OR MINUS
APPROX.=APPROXIMATE
ASMBLY=ASSEMBLY
C / COMM.=COMMUNICATIONS
C&G=CURB AND GUTTER
CB=CHORD BEARING
CH=CHORD DISTANCE
C.O.=UTILITY CLEAN OUT
CONC.=CONCRETE
D.B.=DEED BOOK
DR.=DRIVE
E / ELEC.=ELECTRIC
E=EAST
ELEV.=ELEVATION
EM=ELECTRIC METER
EOI=END OF INFORMATION
EP=EDGE OF PAVEMENT
ESMT.=EASEMENT
F.E.M.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY
F.E.S.=FLARED END SECTION
F.F.E.=FINISHED FLOOR ELEVATION
F.H.=FIRE HYDRANT
F.I.R.M.=FLOOD INSURANCE RATE MAP
F.O.=FIBER OPTIC
F/L=FLOWLINE
FT.=FOOT/FEET
G=GAS LINE PAINT MARKS
GM=GAS METER
H.C.R.=HANDICAP RAMP
HDPE=HIGH DENSITY POLYETHYLENE PIPE
HVAC=HEATING VENTILATING & AIR CONDITIONING
INC.=INCORPORATED
INST.=INSTRUMENT
INVin=INVERT IN
INVout=INVERT OUT
JR.=JUNIOR
LLP=LIMITED LIABILITY PARTNERSHIP
L.P.=LIGHT POLE / LAMP POST
L.S.=LAND SURVEYOR
L.S.A.=LANDSCAPED AREA
L=ARC LENGTH
LIC.=LICENSE
LOC.=LOCATION
LT.=LIGHT
MB=MAILBOX
MH=MANHOLE
N/F=NOW OR FORMERLY
N=NORTH
NAD=NORTH AMERICAN DATUM
NAVD=NORTH AMERICAN VERTICAL DATUM
NO. / #=NUMBER
ORN.=ORNAMENTAL
P.B.=PLAT BOOK
P.I.D.=PARCEL IDENTIFICATION
PB=PAPER BOX
PED.=PEDESTAL
PG. / PGS.=PAGE/PAGES
PIV=POST INDICATOR VALVE
PVC=POLYVINYLCHLORIDE PIPE
R/W=RIGHT-OF-WAY
R=RADIUS
RCP=REINFORCED CONCRETE PIPE
RD.=ROAD
S=SOUTH
SAN=SANITARY
ST.=STREET
T.O.B.=TOWN OF BLACKSBURG
T=CURVE TANGENT
TELE.=TELEPHONE
T.P.=TELEPHONE PEDESTAL
TW=TOP OF WALL
U.G.=UNDERGROUND
U.S.=UNITED STATES
VA.=VIRGINIA
W/=WITH
W=WATERLINE PAINT MARKS
W=WEST
WV=WATER VALVE
XFMR.=TRANSFORMER
Δ=DELTA ANGLE

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