

GENERAL NOTES

PRE-CONSTRUCTION MEETING AND CONSTRUCTION COMMENCEMENT:

1. All construction methods and materials shall conform to the Construction Standards and Specifications of Roanoke County, the Western Virginia Water Authority, and the Town of Vinton.
2. Stormwater Management Agreements with an attached 8 1/2" x 11" or 8 1/2" x 14" plan must be approved and recorded prior to the pre-construction meeting.
3. Once all required items are submitted to Roanoke County, the developer must contact the Development Review Coordinator to indicate that a pre-construction meeting needs to be scheduled. The pre-construction meeting will be scheduled with the owner/developer two (2) working days later.
4. All land disturbing projects that require approval of an erosion and sediment control plan, grading or clearing permit shall require that the applicant provide the name of an individual who will be responsible for land disturbing activities and that this individual hold a Responsible Land Disturbance (RLD) Certificate from the Department of Environmental Quality. The Responsible Land Disturbance can be anyone from the Project team that is certified by the Commonwealth of Virginia to be in charge of carrying out the land disturbing activity for the project.
5. It is the responsibility of the owner/developer to notify the certified Responsible Land Disturbance and the Utility Coordinator to attend the pre-construction meeting.
6. The Development Review Coordinator will schedule the pre-construction meeting with the County Review Engineer, the County Inspector, and the Town of Vinton personnel as applicable.
7. An approved set of plans, Storm Water Pollution Prevention Plan (SWPPP), VMP coverage letter, and all permits must be available at the construction site at all times.
8. The developer and/or contractor shall supply all utility companies with copies of approved plans, advising them that all grading and installation shall conform to approved plans.
9. The project engineer will inform the owner/developer verbally and in writing of Roanoke County, the Western Virginia Water Authority, the Virginia Department of Transportation, and the Town of Vinton's obligations to perform inspections on site, as applicable. Everyone in the meeting will be required to sign a pre-construction checklist indicating their knowledge of all obligations to perform inspections on site.
10. The Erosion Control Permit or Combined Erosion Control & VMP Permit is given to the developer at the pre-construction meeting.
11. Notify Roanoke County prior to beginning installation of ESC measures. The County will inspect initial installations to ensure compliance with approved plans prior to start of grading. The developer SHALL contact the project inspector 24 hours before beginning any grading or construction on the property.
12. County inspectors must inspect storm drain / stormwater management / BMP installations during the process of installation. Please contact the site inspector 24 hours in advance.
13. All work shall be subject to inspection by Roanoke County and the Town of Vinton, as required.
14. Contractors shall notify utilities of proposed construction at least two (2), but not more than ten (10) working days in advance. Any public utilities may be notified from "false utility" 1-800-552-7671 or VA 811.
15. The 100 year Floodway shall be staked prior to any construction.
16. Grade stakes shall be set for all curb and gutter, sanitary sewer and storm sewer at times of construction. Stakes shall be set at a minimum 10' apart and shall be set at a minimum 10' apart during construction. In the Town of Vinton all stakes shall be capped and piped to the nearest storm sewer or water collection area. The pipe shall be 6 inch minimum diameter and conform to VDOT standard 88-1, with approval from Town of Vinton at all times.
17. Construction details shall be contained in accordance with the Virginia Lumber Control Act. No less than one filter response shall be provided on all.
18. The contractor shall provide adequate means of clearing mud from trucks and/or other equipment prior to exiting public areas or rights of ways. It is the contractor's responsibility to ensure that the streets are in a clean, mud and dust free condition at all times.
19. Plan approval in no way releases the developer or contractors of the responsibilities contained within the erosion and sediment control or stormwater management policies.
20. Field construction shall honor proposed drainage divides as shown on plans.
21. Field construction shall be approved by the Roanoke County and the Town of Vinton, as applicable, and the Professional of Record, prior to each construction.
22. The developer or contractor shall supply Roanoke County and the Town of Vinton, as applicable, with correct As-Built plans before their acceptance.

TOWN OF VINTON STREETS & RIGHTS-OF-WAY:

1. Plan approval by Roanoke County or Town of Vinton does not guarantee issuance of any permits by the Town of Vinton Public Works Department.
2. A permit must be obtained from the Town of Vinton Public Works Department prior to construction in the highway right-of-way.
3. The preliminary pavement design shall be based on a predicted sub-grade CBR value of 7.0 and with a Resilient Factor (RF) of 2.0 as shown in the current edition of the Virginia Department of Transportation Pavement Design Guide for Roadway and Secondary Roads. The sub-grade soil is to be tested by an independent laboratory and the results submitted to the Town of Vinton prior to base construction. Should the sub-grade CBR value and/or the RF value be less than the predicted values, additional base material will be required in accordance with Departmental specifications. Refer to the same manual as the number and locations of the required test samples to be tested. All pavement designs shall be submitted to the Town for review and approval. The sub-grade shall be approved by the Town of Vinton prior to placement of the base. Data shall be approved by the Town of Vinton for depth, template, and completion before the surface is applied.
4. Standard guardrail with safety end sections may be required on this or in areas where hazards exist as deemed necessary. After completion of rough grading operations, the Town of Vinton and Virginia Department of Transportation shall be contacted to schedule a field review. Where guard rail is warranted, the standard shoulder width shall be provided on the plan and shall be installed in accordance with the current edition of the VDOT Road and Bridge Standards as part of this development.
5. Standard street and traffic control signs shall be erected at each intersection by the developer prior to final street acceptance.
6. All traffic devices shall be in accordance with current edition of the Manual on Uniform Traffic Control Devices (MUTCD).
7. All unsuitable material shall be removed from the construction limits of the roadway before placing embankment.

See Sheet 100, for Stormwater Site Statistics Table.
See Sheet 100, for New BMP Information Table.

The Project Engineer shall provide electronic copies of the approved plans to the Development Review Coordinator within 5 working days of the pre-construction meeting.
The notes on this sheet shall not be modified.



COUNTY OF ROANOKE, VA

TOWN OF VINTON



NAME OF DEVELOPMENT E. CLEVELAND AVENUE MULTIFAMILY		OWNER/DEVELOPER CHART HOLDINGS LLC 3825 PARK LN SW ROANOKE, VA 24015	
MASTERS/DIRECTOR VINTON		I HEREBY CERTIFY THAT I AGREE TO COMPLY WITH THESE REQUIREMENTS SHOWN ON THIS COVER SHEET UNLESS MODIFIED IN ACCORDANCE WITH LOCAL LAWS.	
OWNER (name, address, telephone) CHART HOLDINGS LLC 3825 PARK LN SW ROANOKE, VA 24015		ENGINEER, ARCHITECT OR SURVEYOR (name, address, telephone) BALZER AND ASSOCIATES, INC. 1208 CORPORATE CIRCLE ROANOKE, VA 24016	
DEVELOPER (name, address, telephone) CHART HOLDINGS LLC 3825 PARK LN SW ROANOKE, VA 24015		ATTN: CHRIS BLURIS, P.E. 540-772-9580 FAX 540-772-8000	
TAX MAP NO(S) 060.16-08-28.00-0000, 060.16-08-29.00-0000, & 060.16-08-30.00-0000			

WATER AND SEWER NOTES

1. All construction methods and materials shall conform to the latest edition of the Western

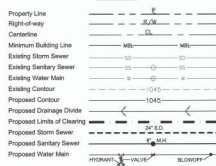
PRIVATE UTILITIES

1. All construction methods and materials shall conform to the latest edition of the Western
2. Underground utilities installed on private property or in private utility easements and installed per the current Code (including amendments), Western Virginia Regional Council of Governments (WVRC) requirements as are to be permitted through Office. Valves, valves and as VVWV may be in

WVWA INSPECTOR AS-BUILT:
QUENTIN ALLS

CONTRACTOR: SUMMIT
CONTRACTING

11.20.24



- C1 COVER SHEET
- C2 EX. CONDITIONS AND DEMOLITION, LAYOUT AND UTILITY PLAN
- C3.1 GRADING AND ESC PLAN
- C3.2 ESC NOTES
- C4 SITE DETAILS
- C5 WWA DETAILS
- C6 LANDSCAPING PLAN AND GENERAL NOTES

Sheet Index

SURVEY INFORMATION

Horizontal and vertical control surveys were performed in year: 2022
By: [Signature]
All vertical elevations must be referenced to the National Geodetic Vertical Datum of 1928 or 1988.
All horizontal elevations must be referenced to the North American Datum of 1927 or 1983.
National Datum: NAD83 Vertical Datum: NAVD83
Source of topographic mapping is dated: 2022
Boundary was performed by [Signature] dated 2022
Benchmark information: [Signature]
The professional seal and signature certifies the boundary survey and topographic mapping to be accurate and correct.

QUANTITY & COST ESTIMATE

ITEM	QUANTITY	UNIT	UNIT PRICE	COST	REMARKS
CLEARING AND GRUBBING	AC				
EARTHWORK	CY				
BOX CULVERT					
PAVED DETCH					
RRWAP - CLASS					
WOODED BRKLE					
IN CONCRETE ENDWALL ERI					
ASPHALT PAVEMENT SECTION	627	SY	\$20.00	\$12,540.00	
CURB C&G	70	LF	\$12.00	\$840.00	
BRICK SIDEWALK					
SURFACE TREATMENT					
IN BT CONC. TYPE B					
IN BT CONC. TYPE B					
IN BASE MATERIAL					
IN SUBGRADE MATERIAL					
ER					
COMMERCIAL WATER SERVICE - SINGLE	1	EA	\$1,800.00	\$1,800.00	
SANITARY SEWER LATERAL - SINGLE	1	EA	\$1,800.00	\$1,800.00	
LS					
LS					
LS					
ADULT PLANS - WATER & SANITARY SEWER	1	LS	\$1,000.00	\$1,000.00	
SUB TOTAL				\$17,380.00	
10% CONTINGENCY				\$1,738.00	
ESTIMATED TOTAL				\$19,118.00	

BY SEALING THE PLANS, THE DESIGN PROFESSIONAL HEREBY CERTIFIES THAT THE FOREGOING ESTIMATE REFLECTS THE CURRENT IMPROVEMENT COSTS OF THIS PROJECT.



BALZER & ASSOCIATES, INC.
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ENGINEERS / SURVEYORS
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New River Valley / Staunton
Harrisonburg / Lynchburg
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APPROVED

DRAWN BY: **AAB**
DESIGNED BY: **AAB**
CHECKED BY: **CPB**
DATE: **6/8/2023**
REVISIONS:
8/4/2023
9/8/2023
2/21/2024



PLAN APPROVED
Christopher P. Balzer
REGISTERED PROFESSIONAL ENGINEER

E. CLEVELAND AVENUE
MULTIFAMILY

528 E CLEVELAND AVE
VINTON, VIRGINIA 24179

C1

JOB No.: 04220103.00