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COUNTY OF ROANOKE, VA

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 Virginia Department of Transportation.
2. Stormwater Management Agreements with an attached 8 1/2" x 11" or 8 1/2" x 14" plat 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 Disturber (RLD) Certificate from the Department of Environmental Quality. The Responsible Land Disturber 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 Disturber and the Utility Contractor 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 Western Virginia Water Authority and the Town of Vinton Public Works Department if applicable.
7. An approved set of plans, Storm Water Pollution Prevention Plan (SWPPP), VSMP 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 the County's obligation to perform inspections on site. Everyone in the meeting will be required to sign a pre-construction checklist indicating their knowledge of Roanoke County's obligation to perform inspections on site.
10. The Erosion Control Permit or Combined Erosion Control & VSMP Permit is given to the developer at this 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 plan 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, the Western Virginia Water Authority and the Virginia Department of Transportation Inspectors.
14. Contractors shall notify utilities of proposed construction at least two (2), but not more than ten (10) working days in advance. Area public utilities may be notified thru "Miss Utility" 1-800-552-7001 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, culvert, sanitary sewer and storm sewer at all times of construction.
17. Roanoke County shall be notified when a spring is encountered during construction.
18. Construction debris shall be containerized in accordance with the Virginia Litter Control Act. No less than one litter receptacle shall be provided on site.
19. The contractor shall provide adequate means of cleaning mud from trucks and/or other equipment prior to entering public streets or rights of ways. It is the contractors responsibility to insure that the streets are in a clean, mud and dust free condition at all times.
20. Plan approval in no way relieves the developer or contractors of the responsibilities contained within the erosion and sediment control or stormwater management policies.
21. Field construction shall honor proposed drainage divides as shown on plans.
22. Field corrections shall be approved by the Roanoke County and/or the Western Virginia Water Authority and the Professional of Record, prior to such construction.
23. The developer or contractor shall supply the County and the Western Virginia Water Authority with correct As-Built plans before final acceptance.

VIRGINIA DEPARTMENT OF TRANSPORTATION:

1. Plan approval by Roanoke County does not guarantee issuance of any permits by the Virginia Department of Transportation.
2. A permit must be obtained from the Virginia Department of Transportation, Salem Residency Office prior to construction in the highway right-of-way.
3. The preliminary pavement designs shall be based on a predicted sub-grade CBR value of 7.0 and with a Resiliency Factor (RF) of 2.0 as shown in the current edition of the Virginia Department of Transportation Pavement Design Guide for Subdivision and Secondary Roads. The sub-grade soil is to be tested by an independent laboratory and the results submitted to the Virginia Department of Transportation 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 soil samples to be tested. All pavement designs shall be submitted to the Department for review and approval. The sub-grade shall be approved by the Virginia Department of Transportation prior to placement of the base. Base shall be approved by the Virginia Department of Transportation for depth, template, and compaction before the surface is applied.
4. Standard guardrail with safety end sections may be required on fills or in areas where hazards exist as deemed necessary. After completion of rough grading operations, the County Engineer 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 and the guard rail 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 C504 for Stormwater Site Statistics Table.
See Sheet C504 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.

NAME OF DEVELOPMENT	JOHN VAUGHN CENTER 1810 LOCH HAVEN DRIVE
MAGISTERIAL DISTRICT(S)	CATAWBA
OWNER (name, address, telephone)	AEP APPALACHIAN POWER 40 FRANKLIN ROAD, S.W. ROANOKE VA 24011 Phone: (540) 985-2410
DEVELOPER (name, address, telephone)	AEP APPALACHIAN POWER 40 FRANKLIN ROAD, S.W. ROANOKE VA 24011 Phone: (540) 985-2410
ENGINEER, ARCHITECT OR SURVEYOR (name, address, telephone)	SPECTRUM DESIGN, P.C. PLAZA SUITE 1, 10 CHURCH AVE, SE ROANOKE, VA 24011 Phone: 540-342-6001
TAX MAP NO(S)	036.10-01-14.03

I, Matthew Fowler, AS-BUILT ON REQUIREMENTS IMPOSED BY THIS SITE DEVELOPMENT PLAN, ALL REVISIONS THEREOF, AND OTHER APPLICABLE ROANOKE COUNTY CODES AND ORDINANCES. OWNER/DEVELOPER,

I HEREBY CERTIFY THAT I AGREE TO COMPLY WITH THESE REQUIREMENTS SHOWN ON THIS COVER SHEET UNLESS MODIFIED IN ACCORDANCE WITH LOCAL LAW.

WATER AND SEWER NOTES

1. All construction methods and materials shall conform to the latest edition of the Design and Construction Standards and Specifications of the Western Virginia Water Authority (WVWA) available at www.westernvwaeter.org or by contacting the authority at 540-853-5700. The project shall also comply with the governing jurisdiction's standards and other agency standards (e.g. VDOT, DEQ, DCR, VDH, etc.) where applicable.
2. A minimum cover of three (3) feet is required on all WVWA water and sewer lines.
3. All existing utilities may not be shown in their exact locations. The contractor shall notify Miss Utility and shall verify location and elevation of all underground utilities in the areas of construction prior to starting work.
4. Please show all WVWA water and sewer utilities on any development plan.
5. The location of existing utilities across or along the line of proposed work are not necessarily shown on the plans and where shown are only approximately correct. The contractor shall on his own initiative and at no extra cost, locate all underground lines and structures and pothole as necessary. The contractor shall be responsible for any damage to underground structures. All damage incurred to existing utilities during construction shall be repaired at the contractor's expense.
6. Plan approval by the WVWA does not remove the contractor's responsibility to remove or relocate any existing conflicts found during construction.
7. The contractor shall maintain a minimum of 18" clearance vertically and two (2) feet minimum horizontally from the outside of pipe to outside of pipe with all other underground utilities. Where this cannot be achieved, additional measures in accordance with the WVWA standards shall be enforced.
8. All utility grade adjustments shall be in accordance with WVWA standards and are the responsibility of the contractor.
9. Field changes shall be submitted by the engineer of record to the locality and approved by the WVWA.

Western Virginia Water Authority
Availability letter number: 1611340

Vicinity Map

LEGEND

Property Line
Right-of-way (R/W)
Centerline (CL)
Minimum Building Line (MBL)
Existing Storm Sewer
Existing Sanitary Sewer
Existing Water Main
Existing Contour (1045)
Proposed Contour (1045)
Proposed Drainage Divide
Proposed Limits of Clearing
Proposed Storm Sewer (or ES)
Proposed Sanitary Sewer (or M.H.)
Proposed Water Main (HYDRANT, VALVE, BLOWOFF)

PRIVATE UTILITIES

Underground utilities installed on private property or in private utility easements and building related storm drains shall be designed and installed per the current edition of the Virginia Uniform Statewide Building Code (including amendments). Design and installation requirements issued by the Western Virginia Water Authority that meet or exceed the USBC requirements are acceptable for private utilities. All private utilities are to be permitted through and inspected by the Roanoke County Inspections Office. Vaults, valves and other devices installed by or under the control of the Western Virginia Water Authority may not substituted for the code required devices.

PR #:	NOTES:

Revision Table

C000 COVER SHEET
C101 EXISTING CONDITIONS
C102 DEMOLOITION PLAN
C103 DIMENSIONAL PLAN
C104 UTILITY PLAN
C105 GRADING & DRAINAGE
C201A ESC PLAN PHASE 1
C201 ESC PLAN PHASE 2
C202 ESC NARRATIVE
C203 ESC NOTES & MS-19
C204 ESC DETAILS
C205 ESC DETAILS
C206 ESC DETAILS
C207 ESC DETAILS
C301/C302 STORMWATER PROFILES
C303 SANITARY & WATER PROFILES
C501 DETAILS
C502 DETAILS
C503 DETAILS
C504 SWM DETAILS
L101 LANDSCAPE PLAN
L501 LANDSCAPE DETAILS
E102 ELECTRICAL - SITE LIGHTING PLAN
E103 ELECTRICAL - SITE PLAN
E501 ELECTRICAL DETAILS

Sheet Index

SURVEY INFORMATION

Horizontal and vertical control surveys were performed in year: 2021
By: HURT & PROFFITT

All vertical elevations must be referenced to the National Geodetic Vertical Datum of 1929 or 1988.
All horizontal elevations must be referenced to the North American Datum of 1927 or 1983.

Horizontal Datum: NAD 83 Vertical Datum: NAVD 88

Source of topographic mapping is dated: 3/28/2021

Boundary was performed by: HURT & PROFFITT dated: 3/29/2021

Benchmark information: CHISELED SQUARE AT ENTRANCE ON LOCH HAVEN ROAD
NAVD 88 VERTICAL DATUM = 1191.52

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	BONDABLE
CLEARING AND GRUBBING	4.2	AC	2000	8400	8400
EXCAVATION	2220	C.Y.	18	39960	39960
EMBANKMENT	11489	C.Y.	22	252758	252758
CURB INLET DI-3e	2	EA	6000	12000	12000
CURB INLET DI-1	6	EA	5000	40000	40000
18" END WALL	3	EA	3000	9000	9000
DI-7 42	1	EA	10000	10000	10000
DI-9D L08	2	EA	6000	12000	12000
EW-1 D19 L06	3	EA	3500	10500	10500
ES-1 D19	3	EA	3000	9000	9000
MANHOLE MH-2	7	EA	4000	28000	28000
MANHOLE MH-		EA			
8-IN. HDPE	365	LF	25	9125	9125
15-IN HDPE	122	LF	35	4270	4270
18-IN. HDPE	525	LF	46	24095	24095
24-IN. CORRUGATED HDPE	80	LF	42	3356	3356
30-IN. CONCRETE PIPE	95	LF	52	4940	4940
-IN. C.M. CULVERT		LF			
-IN. C.M. CULVERT		LF			
BOX CULVERT		LB			
PAVED SWALE		LF			
RIPRAP - CLASS	450	SF	75	33750	33750
PERMANENT GRASS SWALE		LF			
-IN. CONCRETE ENDWALL EW-		EA			
-IN. END SECTION ES-		EA			
HEADER CURB & GUTTER CG-6	522	LF	26	13050	13050
CURB & GUTTER CG-2	489	LF	18	8794	8794
VALLEY GUTTER		EA			
GRAVEL BASE		SY			
1.5" SM-12.5D	4207	SY	18	75712	75712
2" SM-12.5D	3242	SY	20	64836	64836
2" BM-19.0	4207	SY	20	84124	84124
3" BM-19.0	3242	SY	25	81045	81045
8" 21-A	1115	C.Y.	17	18955	18955
6" 21-A	721	C.Y.	22	15849	15849
6" CONCRETE	1908	SY	50	95373	95373
4" CONCRETE	577	SY	45	25934	25934
1.5" WATER LINE	230	LF	44	10120	10120
4" WATER LINE	250	LF	44	11000	11000
8" WATER LINE	143	LF	64	9152	9152
16" WATER LINE	232	LF	180	41760	41760
FIRE HYDRANT ASSEMBLIES	1	EA	3000	3000	3000
FIRE DEPARTMENT CONNECTION	1	EA	5000	5000	5000
POST INDICATOR VALVE	1	EA	2500	2500	2500
6" VALVE FOR FIRE HYDRANT	2	EA	2500	5000	5000
FIREDOME/STE VAULT	1	EA	12000	12000	12000
16" VALVE ON MAIN	3	EA	12000	36000	36000
8" SANITARY SEWER	134	LF	40	5360	5360
STANDARD MANHOLE W/FRAME & COVER	1	EA	4000	4000	4000
SAMPLING MANHOLE/PORT		EA			
LANDSCAPING	1	LS	20000	20000	20000
AMENITIES (INCLUDING BUT NOT LIMITED TO TRAILS, ETC...)		LS			
STORMWATER MANAGEMENT (42" SUBSURFACE)	1	LS	119988	119988	119988
AS-BUILT PLANS (STORM SEWER SYSTEMS)	1	LS	4500	4500	4500
AS-BUILT PLANS (STORMWATER MANAGEMENT)	1	LS	2500	2500	2500
10% CONTINGENCY					132872
ESTIMATED TOTAL					1461600

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

WVWA
Inspector As-Builts
Charles Crush
04-25-2023

10 CHURCH AVE SE, PLAZA SUITE 1 ROANOKE, VIRGINIA 24011 540.342.6001
PROJECT #21016

SPECTRUM DESIGN
architects | engineers

AEP APPALACHIAN POWER COMPANY
JOHN W. VAUGHN
LINE GARAGE AND RENOVATIONS

1281 N. ELECTRIC ROAD
Roanoke, Virginia 24019

STATE OF VIRGINIA
Matthew Fowler
Lic. No. 26159
8/17/22

CONSTRUCTION DOCUMENTS

PLAN APPROVED
Denise Lunsford
WATER CONSERVATION MANAGER

SHEET 1 OF 20
C000