

SPECIFICATIONS AND STANDARD CONSTRUCTION DRAWINGS
THE STATE OF VIRGINIA DEPARTMENT OF TRANSPORTATION, 2016 ROAD AND BRIDGE STANDARDS (REVISED SEPTEMBER 2022), AND THE NOTED STANDARD CONSTRUCTION DRAWINGS SHALL GOVERN THIS IMPROVEMENT, WHEREVER THE WORD "STATE" OCCURS, IT IS TO MEAN THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).

WHENEVER THE WORD "ENGINEER" OR "DEPARTMENT" IS USED HEREIN, IT SHALL BE HELD TO MEAN THE VDOT PROJECT ENGINEER, OR DULY AUTHORIZED AUTHORITY.

EXISTING SURVEY MONUMENTS
EXISTING SURVEY MONUMENTS, INCLUDING BUT NOT LIMITED TO PROPERTY CORNERS, CENTERLINE MONUMENTS, RIGHT-OF-WAY MONUMENTS, ETC., MAY POTENTIALLY BE DISTURBED OR DESTROYED BY CONSTRUCTION OF THESE ROADWAY IMPROVEMENTS. THE CONTRACTOR SHALL RETAIN A PROFESSIONAL SURVEYOR, LICENSED IN THE STATE OF VIRGINIA, TO IDENTIFY MONUMENTS THAT MAY BE DISTURBED AND TO PROPERLY REPLACE DISTURBED MONUMENTS IN-KIND AFTER CONSTRUCTION IS COMPLETE.

PERMITS FEES AND NOTICES
THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ANY AND ALL PERMITS AND INSPECTIONS REQUIRED FOR THE PROSECUTION OF THE WORK BY LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS.

MATERIALS AND WORKMANSHIP
UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE NEW AND BOTH WORKMANSHIP AND MATERIALS SHALL BE OF THE FIRST QUALITY, PROPER AND SUFFICIENT FOR THE PURPOSE CONTEMPLATED. THE CONTRACTOR SHALL FURNISH, IF SO REQUIRED, SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND WORKMANSHIP. ALL ITEMS OF EQUIPMENT AND/OR MATERIALS PROPOSED FOR SUBSTITUTION MUST BE APPROVED BY THE ENGINEER IN WRITING AND SHALL BE EQUAL OR BE SUPERIOR TO THE ITEMS SPECIFIED IN THE CONTRACT DOCUMENTS. IF SAID SUBSTITUTION PROPOSED BY THE CONTRACTOR FOR A SPECIFIED ITEM REQUIRED ENGINEERING REVISIONS, THE EXPENSE OF SUCH REVISIONS SHALL BE PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

EXISTING FACILITIES
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM HIS WORK IN SUCH A MANNER AS NOT TO DAMAGE OR DESTROY ANY EXISTING FACILITY. IF ANY SUCH DAMAGE DOES OCCUR DUE TO THE CONTRACTOR'S OPERATIONS, HE SHALL REPLACE THE DAMAGED PORTION AT HIS EXPENSE AND TO THE SATISFACTION OF THE ENGINEER.

EXAMINATION OF THE SITE
THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE OF THE PROPOSED WORK, THE PLANS AND SPECIFICATIONS. THE SUBMISSION OF A BID SHALL BE CONSIDERED EVIDENCE THAT THE CONTRACTOR HAS MADE SUCH EXAMINATION AND IS SATISFIED AS TO THE CONDITIONS TO BE ENCOUNTERED IN PERFORMING THE WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

WORK LIMITS
THE WORK LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES REQUIRED BY THESE PLANS SHALL BE PROVIDED BY THE CONTRACTOR WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS.

RELOCATION OF UTILITIES
ALL UTILITIES WHICH ARE SHOWN OR LOCATED DURING THE COURSE OF CONSTRUCTION THAT ARE FOUND TO BE IN CONFLICT WITH THESE PLANS ARE TO BE RELOCATED OR ADJUSTED BY THE OWNER OF THE UTILITY.

UNDERGROUND UTILITIES
THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN ON THE PLAN AREAS OBTAINED FROM THE OWNERS OF THE UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HEREON COMPROMISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE/SHE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

SEEDING AND MULCHING
SEEDING AND MULCHING SHALL BE APPLIED TO ALL AREAS OF EXPOSED SOIL BETWEEN THE RIGHT-OF-WAY LINES, AND WITHIN THE CONSTRUCTION LIMITS FOR AREAS OUTSIDE THE RIGHT -OF-WAY LINES COVERED BY WORK AGREEMENT OR SLOPE EASEMENT.

WEATHER CONDITIONS
NO CONSTRUCTION SHALL BE DONE DURING STORMY, FREEZING OR INCLEMENT WEATHER UNLESS PERMISSION IS GIVEN BY THE ENGINEER WHENEVER WORK PROCEEDS DURING SUCH WEATHER, THE CONTRACTOR SHALL PROVIDE APPROVED FACILITIES, INCLUDING HEAT (IF REQUIRED), FOR THE PROTECTION OF ALL MATERIALS AND FINISHED WORK.

AGENCY NOTIFICATIONS
CONTRACTOR TO NOTIFY LOCAL EMERGENCY SERVICE PROVIDERS, UNITED STATES POSTAL SERVICE, LOCAL SCHOOL DISTRICTS PRIOR TO START OF CONSTRUCTION.

COOPERATION WITH UTILITY COMPANIES
WHILE THE WORK OF THIS CONTRACT IS BEING PERFORMED, THE UTILITY COMPANIES MAY BE WORKING IN THE AREA ADJUSTING AND RESETTING EXISTING FACILITIES. THE CONTRACTOR SHALL FULLY COOPERATE WITH UTILITY COMPANIES SO THAT THE ENTIRE WORK IS COMPLETED IN A MANNER CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. THE CONTRACTOR, UTILITIES, AND ENGINEER SHALL DISCUSS THE NECESSARY CONSTRUCTION SCHEDULES TO COMPLETE THE PROJECT.

CROSSINGS TO EXISTING PIPES AND UTILITIES
WHERE PLANS PROVIDE FOR A PROPOSED CONDUIT TO CROSS OVER OR UNDER AN EXISTING SEWER OR UNDERGROUND UTILITY, THE CONTRACTOR SHALL LOCATE THE EXISTING PIPES OR UTILITIES BOTH AS TO LINE AND GRADE BEFORE STARTING THE PROPOSED CONDUIT.

UTILITY COORDINATION
THE FOLLOWING IS A LIST OF THE KNOWN EXISTING UTILITIES IN THE PROJECT AREA ALONG WITH THE RESPECTIVE OWNERS. THE LIST IS INCLUDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY OWNERS IN THE PROJECT AREA PRIOR TO START OF CONSTRUCTION WHETHER LISTED ON THIS PAGE OR NOT.

UTILITIES NOTIFICATION
AT LEAST TWO WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION OPERATIONS IN AN AREA WHICH MAY INVOLVE UNDERGROUND UTILITY FACILITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, THE REGISTERED UTILITY PROTECTION SERVICE AND THE OWNERS OF EACH UNDERGROUND UTILITY FACILITY SHOWN ON THE PLAN.

THE OWNER OF THE UNDERGROUND FACILITY SHALL, WITHIN 48 HOURS (EXCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS), MARK THE LOCATION OF THE UNDERGROUND UTILITY FACILITIES IN THE CONSTRUCTION AREA IN SUCH A MANNER AS TO INDICATE THEIR COURSE AND THE APPROXIMATE DEPTH AT WHICH THEY WERE INSTALLED. THE MARKING OR LOCATING SHALL BE COORDINATED TO STAY APPROXIMATELY TWO DAYS AHEAD OF THE PLANNED CONSTRUCTION.

TEMPORARY TRAFFIC CONTROL
IT IS ESSENTIAL THAT THE ENGINEER HAVE THE AUTHORITY TO CONTROL THE PROGRESS OF THE WORK ON THE PROJECT IN ITS RELATION TO OBTAINING SAFE CONDITIONS. THIS INCLUDES THE AUTHORITY TO MODIFY CONDITIONS OR HALT WORK UNTIL APPLICABLE OR REMEDIAL SAFETY MEASURES ARE TAKEN. THE CONTRACTOR IS TO SUPPLY ALL TRAFFIC CONTROL, AS THE ENGINEER DEEMS NECESSARY. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE VIRGINIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

ALL WORK AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE VIRGINIA WORK AREA PROTECTION MANUAL (WAPM).

RESTORATION
THE CONTRACTOR SHALL PROVIDE FOR PROTECTION OF THE FOLLOWING:

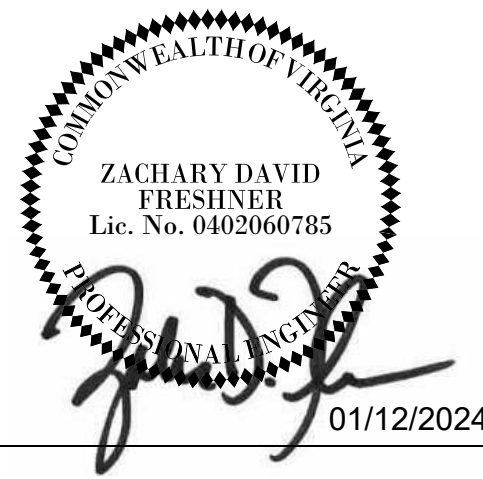
EXISTING STREETS, DRIVEWAYS, SIDEWALKS, CURBS, GUTTERS, RE-SEEDING/RE-SODDING, REMOVAL OF TREES, RESTORATION OF AGRICULTURAL LAND, THE MAINTENANCE OF THE CONSTRUCTION AREA DURING PROGRESS OF THE WORK AND THE COMPLETE RESTORATION OF THE CONSTRUCTION AREA TO ITS ORIGINAL CONDITION AT THE COMPLETION OF THE WORK. THE CONTRACTOR SHALL CONTINUOUSLY CARRY ON WITH THE FINAL RESTORATION OF THE CONSTRUCTION AREA AFTER THE BACKFILLING IS COMPLETED, AND HE SHALL PROCEED TO RESTORE TO ITS ORIGINAL CONDITION ALL STREETS, DRIVEWAYS, SIDEWALKS, CURBS, GUTTERS, STRUCTURES, AND ALL AREAS THAT WERE DAMAGED, DISTURBED, OR OCCUPIED BY THE CONTRACTOR IN CONNECTION WITH ANY PHASE OF THE WORK.

PAVEMENTS, PAVEMENT MARKINGS, TREES, SHRUBS, FENCES, POLES, OR OTHER PROPERTY AND SURFACE STRUCTURES WHICH HAVE BEEN DAMAGED, REMOVED, OR DISTURBED BY THE CONTRACTOR, WHETHER DELIBERATELY OR THROUGH FAILURE TO CARRY OUT THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, STATE LAWS, MUNICIPAL ORDINANCES, THE SPECIFIC DIRECTION OF THE ENGINEER, OR THROUGH FAILURE TO EMPLOY USUAL AND REASONABLE SAFEGUARDS SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

ALL TEMPORARY SIGNS, SPRINKLER SYSTEMS, LANDSCAPING, ORNAMENTAL FENCING, ETC., LOCATED WITHIN THE PROJECT LIMITS MUST BE REPLACED OR RELOCATED UPON COMPLETION OF THE CONSTRUCTION

DESIGN DESIGNATION - BLUE HILLS DRIVE:
AADT (2024) -----1366
DESIGN YEAR ADT (2044) -----1503
DIRECTIONAL DISTRIBUTION -----0.90
TRUCKS (24 HOUR B&C) -----0.02
DESIGN SPEED -----30 MPH
LEGAL SPEED -----25 MPH
DESIGN FUNCTIONAL CLASSIFICATION -----LOCAL ROAD
NHS PROJECT -----NO

SURVEY PROVIDED BY:
BLEW & ASSOCIATES, P.A.
LAND SURVEYOR NO. 0403003039
COMMONWEALTH OF VIRGINIA
VIRGINIA C.O.A.# 405023321
PHONE: (479) 433-4506
CONTACT: JEROME D. BRUNNER
DATED: 07/16/2023
CESO PROVIDES NO GUARANTEE TO THE ACCURACY OF THE SURVEY PROVIDED BY BLEW & ASSOCIATES. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.



SCANNELL PROPERTIES
PROJECT TINKER -
BLUE HILLS
DRIVE EXTENSION

2002 BLUE HILLS DRIVE
ROANOKE, VA 24012

Revisions / Submissions		
ID	Description	Date
0	CONSTRUCTION SET	01.12.2024

Project Number: 762822
Scale: AS SHOWN
Drawn By: JGL
Checked By: TH
Date: 10/05/2023
Issue: PERMIT SET

Drawing Title:
GENERAL NOTES

R1

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
by Ken Richardson 01/23/2024