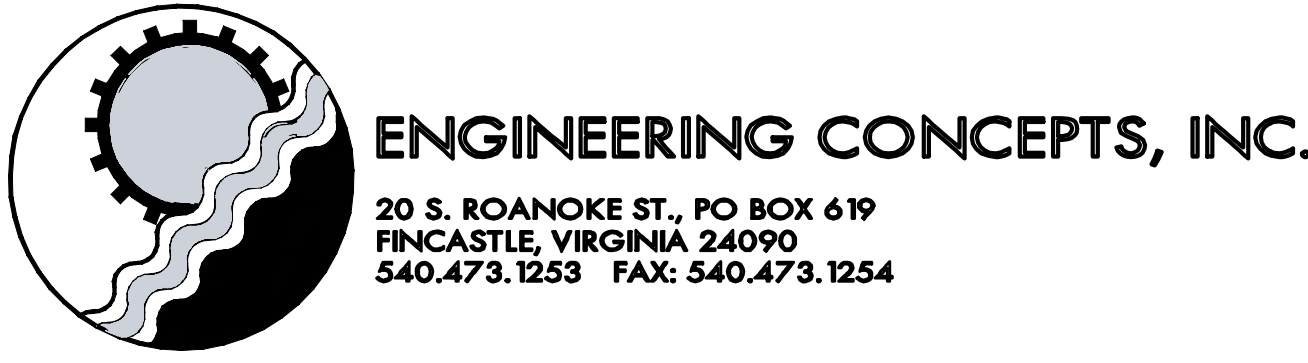
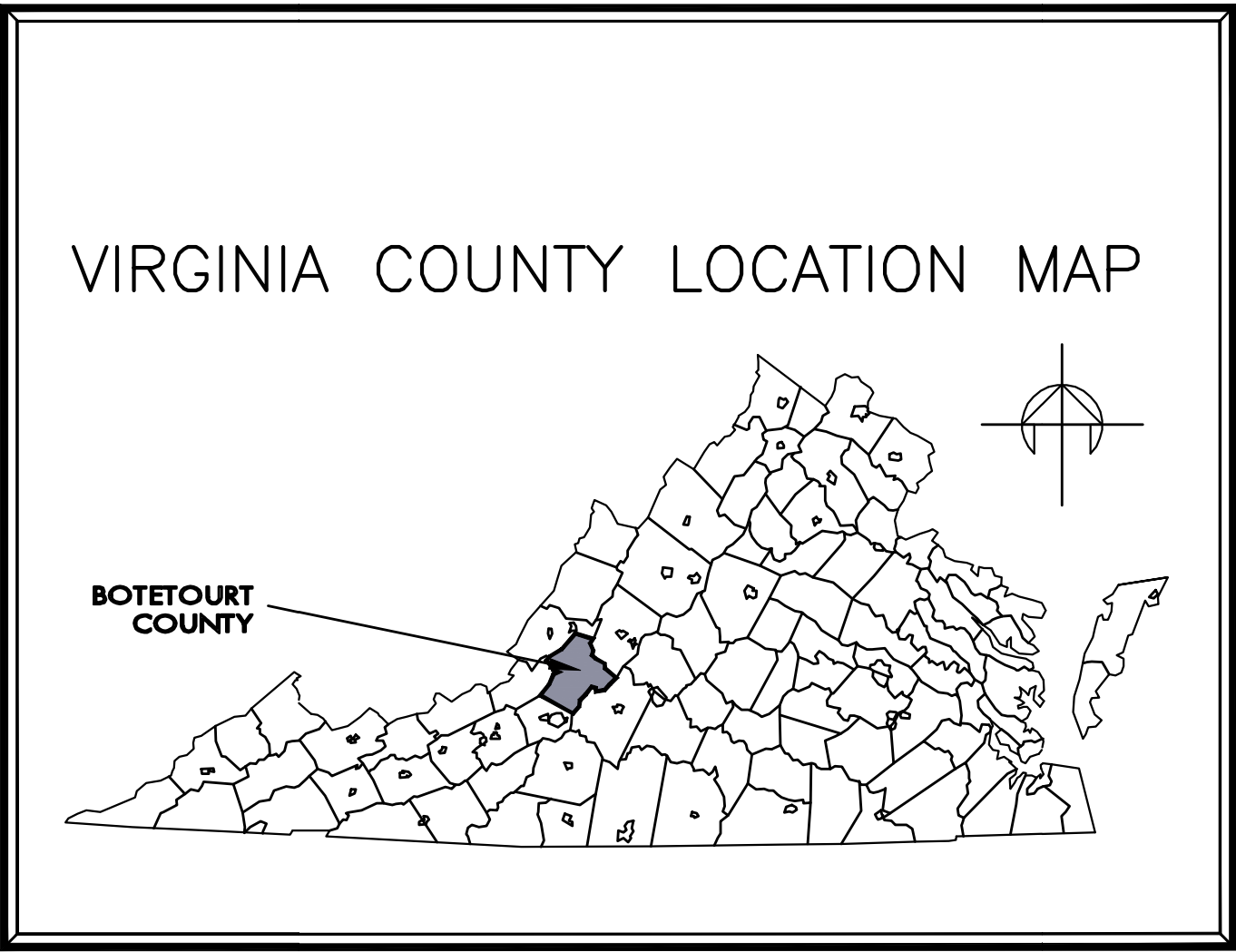
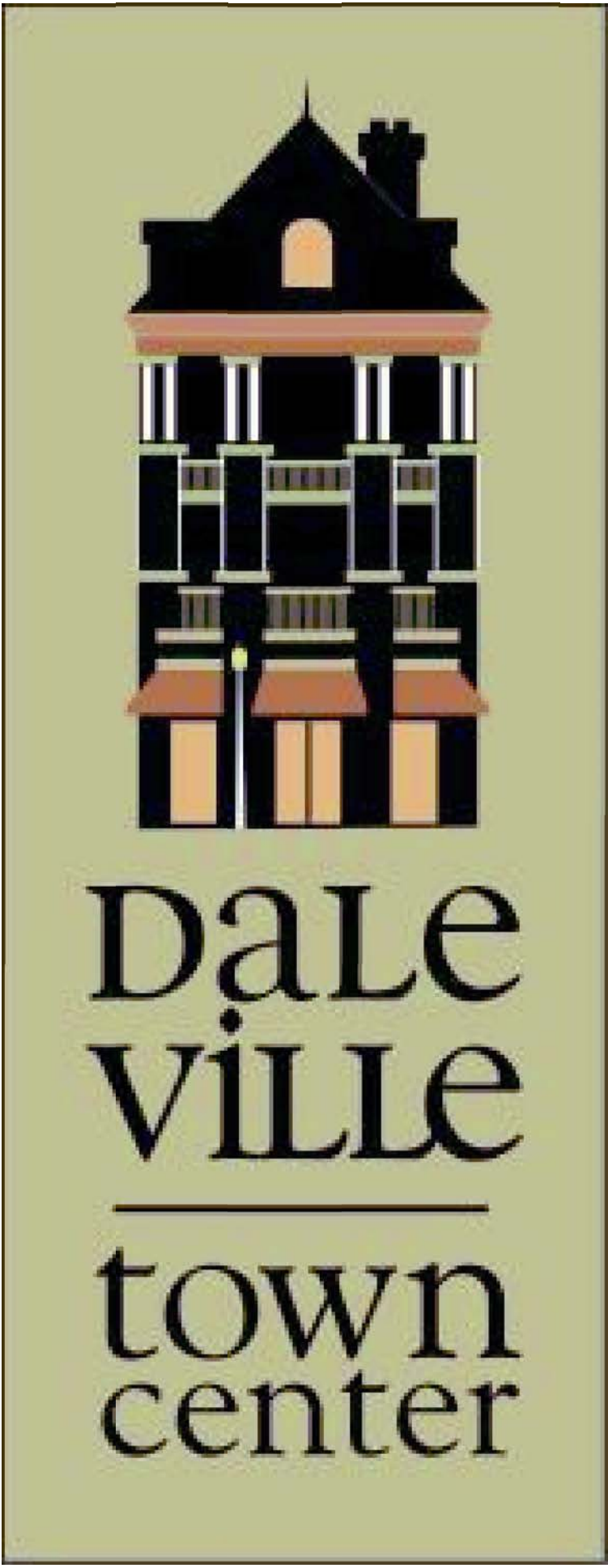


DALEVILLE TOWN CENTER

PHASE 1

BOTETOURT COUNTY, VIRGINIA
MAY 8, 2008

- △ 3/10/08 - VARIOUS COUNTY REVIEW COMMENTS
△ 5/8/08 - BOTETOURT, VDH, & DEQ COMMENTS
△ 7/8/08 - VARIOUS DEVELOPMENT REVISIONS
△ 9/29/08 - VARIOUS DEVELOPMENT REVISIONS



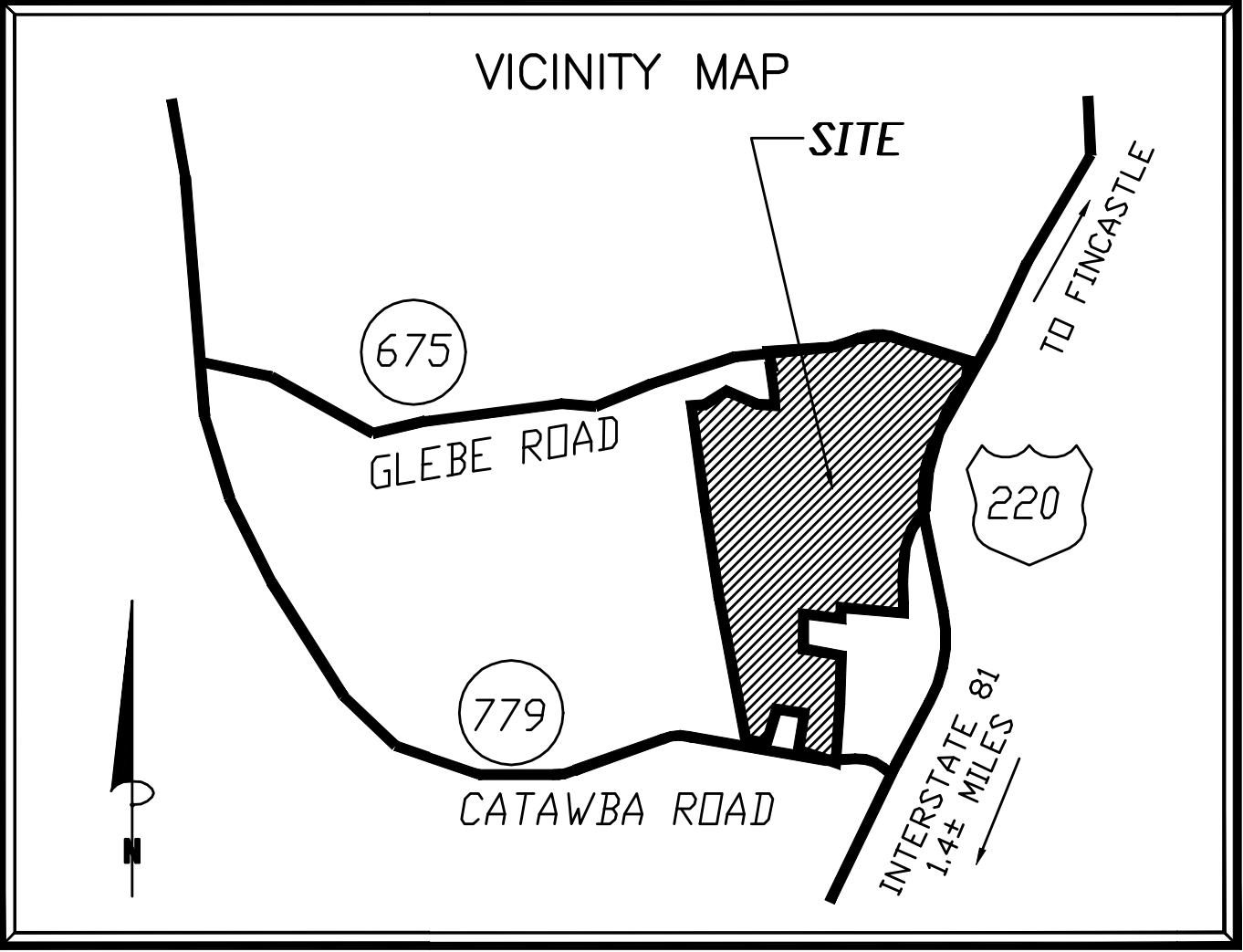
20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

AS-BUILT PLAN SET DATED 5-22-09

- 1 COVER SHEET
- 2 MISCELLANEOUS NOTES
- 3 MISCELLANEOUS NOTES AND DETAILS
- 4 OVERALL PLAN
- 5 COMPREHENSIVE DEVELOPMENT PLAN
- 6 COMPREHENSIVE DEVELOPMENT PLAN
- 7 COMPREHENSIVE DEVELOPMENT PLAN
- 8 COMPREHENSIVE DEVELOPMENT PLAN
- 9 COMPREHENSIVE DEVELOPMENT PLAN
- 10 COMPREHENSIVE DEVELOPMENT PLAN
- 11 COMPREHENSIVE DEVELOPMENT PLAN
- 12 COMPREHENSIVE DEVELOPMENT PLAN
- 13 SEDIMENT BASINS AND DETAILS
- 14 SITE DIMENSIONAL PLAN - COMMERCIAL AREA
- 15 SITE DIMENSIONAL PLAN - COMMERCIAL AREA
- 16 SITE DIMENSIONAL PLAN - NORTH 220
- 17 SITE DIMENSIONAL PLAN - SOUTH 220
- 18 STORM DRAIN PROFILES
- 19 STORM DRAIN PROFILES
- 20 STORM DRAIN PROFILES
- 21 STORM DRAIN PROFILES
- 22 STORM DRAIN PROFILES
- 23 STORM DRAIN PROFILES & DETAILS
- 24 SHENANDOAH DR. & SEDGEWOOD AVE. PLAN / PROFILE
- 25 SHENANDOAH DR. & SEDGEWOOD AVE. PLAN / PROFILE
- 26 TOWN BOULEVARD PLAN / PROFILE
- 27 CHARTER AVENUE PLAN / PROFILE
- 28 TOWN CENTER STREET PLAN / PROFILE
- 29 BROAD STREET PLAN / PROFILE
- 30 COLONY AVENUE PLAN / PROFILE
- 31 SOMERSET STREET PLAN / PROFILE
- 32 RIVER BIRCH AVENUE PLAN / PROFILE
- 33 SILK REED CIRCLE PLAN / PROFILE
- 34 BOXWOOD LANE PLAN / PROFILE
- 35 ROADWAY DETAILS
- 36 WATER DETAILS
- 37 SANITARY SEWER DETAILS
- 38 SANITARY SEWER PROFILES
- 39 SANITARY SEWER PROFILES
- 40 SANITARY SEWER PROFILES
- 41 EROSION AND SEDIMENT CONTROL DETAILS
- 42 SIGHT DISTANCE PLANS
- SUPPLEMENTAL SHEET

SHEET NOT INCLUDED IN PHASE 1 WATER/SANITARY SEWER AS-BUILT SET

AS-BUILT NOTES:
1. THE AS-BUILTS SHOWN IN THIS DRAWING SET ARE ONLY FOR THE CONSTRUCTION OF PHASE 1 WATER AND SANITARY SEWER. THOSE SHEETS NOT ASSOCIATED WITH THIS WORK ARE NOT INCLUDED.
2. AS-BUILT LOCATIONS ARE SHOWN BASED ON FIELD SURVEY OF VISIBLE UTILITIES BY ENGINEERING CONCEPTS, INC. THROUGH APRIL 2009.
3. ECI RECEIVED RED LINE MARKUPS FOR SHEETS C24, C27, C28, C32, AND C33 FROM EC PACE, INC. ON MAY 18, 2009. AS-BUILT DRAWINGS REFLECT THESE RED LINE MARKUPS.



CONTACTS:
BOB FLYNN
FRALIN AND WALDRON, INC.
540-774-4415

ECI PROJECT: 05085
BOBBY WAMPLER, P.E.
ENGINEERING CONCEPTS, INC.
540-473-1253

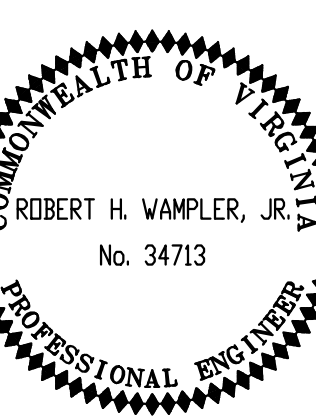
OWNER: FRALIN AND WALDRON, INC.

VARIOUS DESIGN DEVELOPMENT REVISIONS	REVISIONS
VARIOUS DEVELOPMENT REVISIONS	
BOTETOURT, VDH, DEQ COMMENTS	
VARIOUS COUNTY REVIEW COMMENTS	
DESCRIPTION	

DATE	BY	MARK	REVISIONS
9/29/08	MSMJ	△	
7/8/08	MSMJ	△	
5/8/08	RHW	△	
3/10/08	MSMJ	△	

DATE	PROJECT	DESIGNED	DRAWN	CHECKED
12/05/07	03083	RHW	MSMJ	RHW

ENGINEERING
CONCEPTS, INC.
"Creating Success"
20 S. Roanoke Street, PO Box 619
Fincastle, Virginia 24090
540.473.1253 FAX 540.473.1254

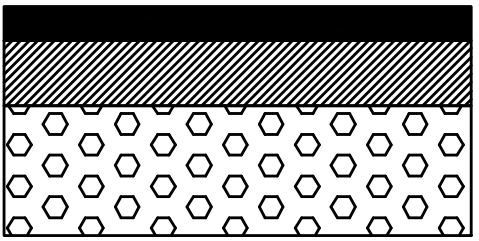


AS-BUILT

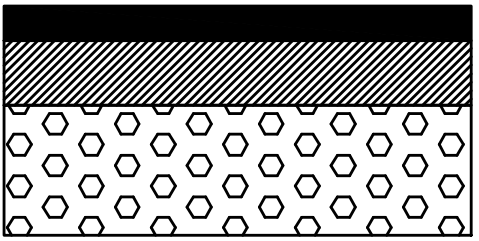
PROJECT FRALIN AND WALDRON
DALEVILLE TOWN CENTER
DRAWING COVER SHEET

SHEET
C-01

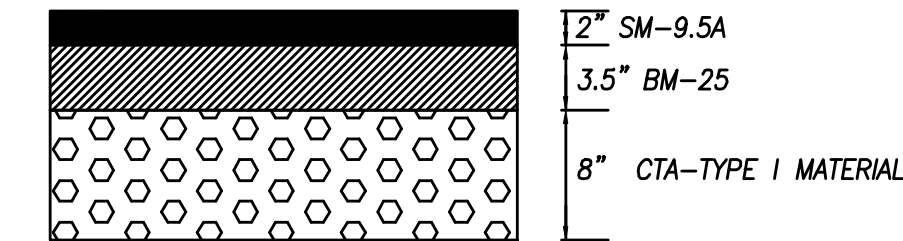
11/11/2016



US ROUTE 220
PAVEMENT SECTION
NTS



COLONY AVE, CHARTER AVENUE,
AND SHENANDOAH DRIVE
PAVEMENT SECTION
NTS



TOWN BLVD.
PAVEMENT SECTION
NTS

NOTES:

ROADS IN SUBDIVISION WILL BE CONSIDERED PUBLIC.

SUBGRADE MATERIAL IS ASSUMED TO HAVE A MINIMUM CBR OF 4. IF SOFT OR YIELDING MATERIAL IS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SO THAT AN APPROPRIATE PAVEMENT SECTION FOR THAT AREA MAY BE DESIGNED.

AGGREGATE BASE MATERIAL MUST BE PRIMED IN ACCORDANCE WITH SECTION 311-315 OF THE ROAD AND BRIDGE SPECIFICATIONS PRIOR TO PLACING ASPHALT.

SUBBASE TO BE EXTENDED THROUGH SHOULDER. SUBGRADE COMPACTED TO 95% DENSITY PER ASTM D-69

CONTRACTOR TO INSTALL SAW CUTS WHERE THE TAPERS, TURN LANES, CROSSOVER, AND ENTRANCES ABUT EXISTING PAVEMENTS.

SAW CUTS ARE TO BE ALONG THE FULL DEPTH OF PAVEMENT AND NOT THE SHOULDER PORTIONS OF THE ROADWAY.

NO CONVEYANCE OF RUNOFF WILL BE PERMITTED ALONG SEAMS OF PAVEMENT.

VDOT NOTES

1. QUALITY CONTROL
- ALL WORK DONE IN THE PROPOSED, OR EXISTING RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO STREET GRADING, STREET PAVING AND ALL CONSTRUCTION OF ALL STRUCTURAL COMPONENTS, SHALL BE DONE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS. ALL MATERIALS USED SHALL BE TESTED IN ACCORDANCE WITH VDOT STANDARD POLICIES. THE DEVELOPER SHALL CONTACT THE OFFICE OF THE RESIDENT ENGINEER, PRIOR TO BEGINNING CONSTRUCTION WITHIN THE PROPOSED OR EXISTING RIGHT OF WAY. AT THAT TIME, THE RESIDENT ENGINEER SHALL PREPARE AN INSPECTION AND TESTING SCHEDULE.

- THE DEVELOPER WILL PRODUCE TEST REPORTS FROM APPROVED INDEPENDENT LABORATORIES AT THE DEVELOPER'S EXPENSE.

- THE PRELIMINARY PAVEMENT DESIGNS SHOWN ARE BASED ON A PREDICTED SUB-GRADE CBR VALUE OF 4.0 AND A RESILIENCY FACTOR (RF) OF 1.5 AS SHOWN IN APPENDIX 1 OF THE 2000 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 DESIGN SHALL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL. THE SUBGRADE SHALL BE APPROVED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO PLACEMENT OF THE BASE MATERIAL. BASE SHALL BE APPROVED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE IS APPLIED.

2. UTILITIES

- ALL NECESSARY LATERALS ALONG WITH PROVISIONS FOR CONDUITS (I.E. WATER, SEWER, STORM, GAS AND TELEPHONE) WILL BE CONSTRUCTED PRIOR TO PAVEMENT BASE MATERIAL.

- GAS OR PETROLEUM TRANSMISSION LINES WILL NOT BE PERMITTED WITHIN THE PAVEMENT OR SHOULDER ELEMENT (BACK CURB TO BACK OF CURB) OF THIS DEVELOPMENT. SERVICE LATERALS CROSSING AND PIPE LINES LOCATED OUTSIDE THE PAVEMENT BY INSIDE THE RIGHT OF WAY WILL BE CONSTRUCTED IN CONFORMITY WITH ASA.B.31.8 SPECIFICATIONS AND SAFETY REGULATIONS. DISTRIBUTION LINES WITH PRESSURES LESS THAN 120 LBS. ARE UNAFFECTED BY THE ABOVE.

- PERMITS WILL BE REQUIRED FOR ALL UTILITIES WITHIN THE STREET RIGHT-OF-WAY PRIOR TO ACCEPTANCE INTO THE SECONDARY HIGHWAY SYSTEM.
ANY EASEMENT GRANTED TO A UTILITY COMPANY FOR PLACEMENT OF POWER, TELEPHONE, WATER, SEWER, ETC.,... SHALL BE RELEASED PRIOR TO ACCEPTANCE.

3. PRIVATE ENTRANCES
- MODIFIED CG-90 GUTTER WILL BE PROVIDED AT ALL ENTRANCES TO PRIVATE LOTS WHERE STANDARD CG-6 CURB AND GUTTER IS APPROVED FOR USE.
DRIVEWAYS CONNECTING TO ROADS WITHOUT CURB AND GUTTER SHALL CONFORM TO THE PAVEMENT, SHOULDER AND SLOPE.

- PERMITS WILL BE REQUIRED FOR ALL PRIVATE ENTRANCES CONSTRUCTED ON STREETS RIGHTS OF WAY AFTER ACCEPTANCE INTO THE SECONDARY HIGHWAY SYSTEM.

4. EROSION CONTROL AND LANDSCAPING

- CARE SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT EROSION, DUST, AND MUD FROM DAMAGING ADJACENT PROPERTY, CLOGGING DITCHES, TRACKING PUBLIC STREETS, AND OTHERWISE CREATING A PUBLIC OR PRIVATE NUISANCE TO SURROUNDING AREAS.

- THE ENTIRE CONSTRUCTION AREA INCLUDING DITCHES, CHANNELS, BACK OF CURBS AND/OR PAVEMENT SHALL BE BACKFILLED AND SEEDED AT THE EARLIEST POSSIBLE TIME AFTER FINAL GRADING.

- DRAINAGE EASEMENTS MUST BE DEFINED BY EXCAVATED DITCHES OR CHANNELS FOR THEIR FULL LENGTH TO WELL DEFINED EXISTING NATURAL WATERCOURSES.

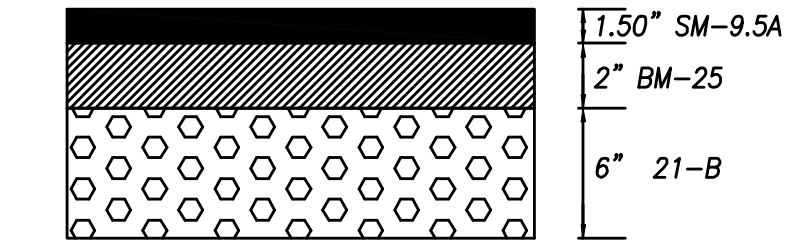
- ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO CONDITIONING (CUTTING AND/OR PREPARATION) OF THE SUBGRADE.

5. INTERSECTION PAVEMENT RADIIUS
- MINIMUM PAVEMENT RADIUS OF 25 FEET REQUIRED AT ALL STREET INTERSECTIONS.

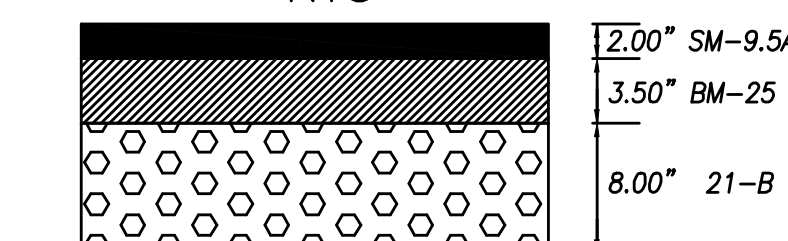
6. CONNECTIONS TO STATE-MAINTAINED ROADS
- WHILE THESE PLANS HAVE BEEN APPROVED, SUCH APPROVAL DOES NOT EXEMPT CONNECTIONS WITH EXISTING STATE MAINTAINED ROADS FROM CRITICAL REVIEW AT THE TIME PERMIT APPLICATIONS ARE MADE. HIS IS NECESSARY IN ORDER THAT THE PREVAILING CONDITIONS BE TAKEN INTO CONSIDERATION REGARDING SAFETY ACCOMPANIMENTS SUCH AS TURNING LANES.

7. GUARDRAILS

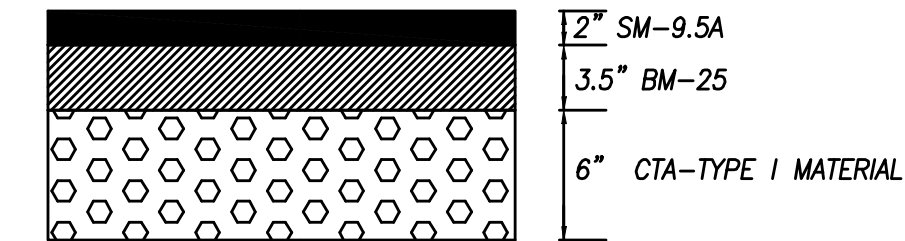
- STANDARD GUARDRAIL WITH SAFETY END SECTIONS MAY BE REQUIRED ON FILLS AS DEEMED NECESSARY BY THE RESIDENT ENGINEER. AFTER COMPLETION OF ROUGH GRADING OPERATIONS, THE OFFICE OF THE RESIDENT ENGINEER, SHALL BE NOTIFIED SO THAT A FIELD REVIEW MAY BE MADE OF THE PROPOSED LOCATIONS.
- WHERE GUARDRAILS ARE TO BE INSTALLED THE SHOULDER WIDTH SHALL BE INCREASED IN ACCORDANCE WITH VDOT ROAD AND BRIDGE STANDARDS.



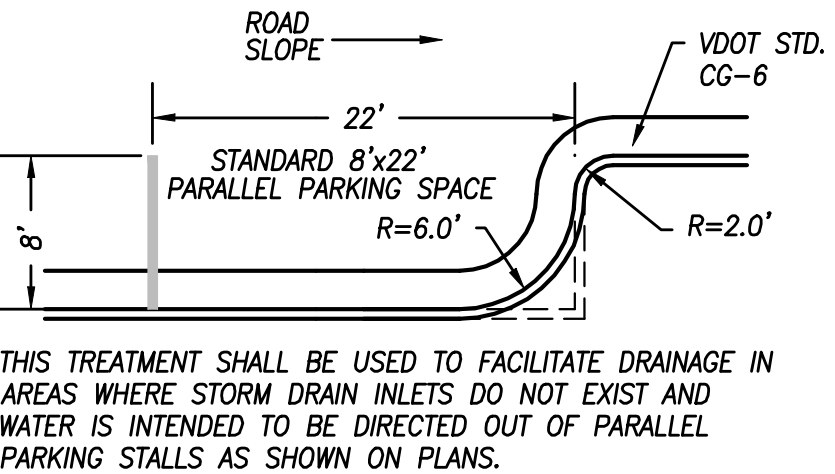
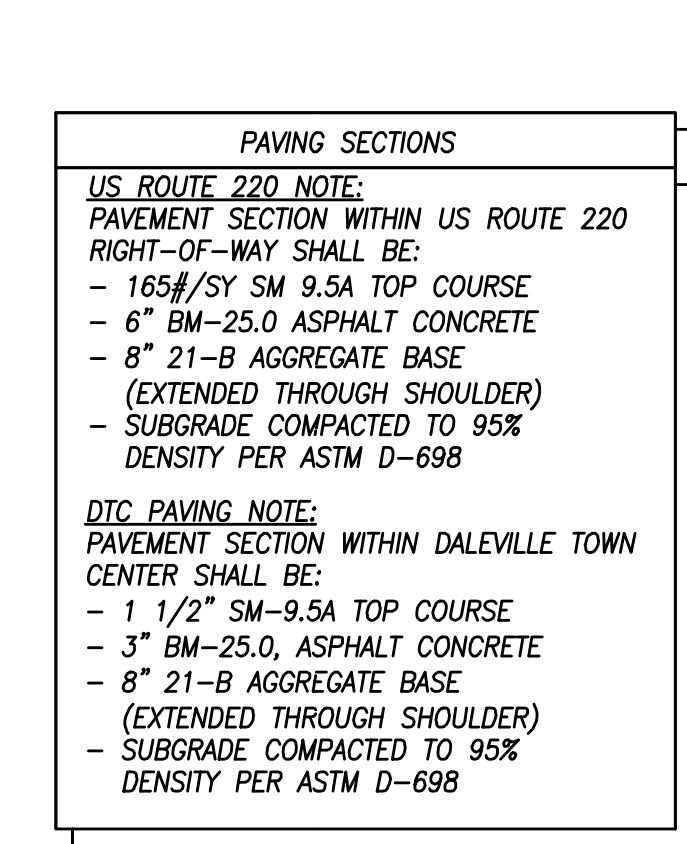
SILK REED CIR.,
BOXWOOD LANE,
SOMERSET ST. SECTION
NTS



BROAD ST., AND
RIVER BIRCH AVE.
PAVEMENT SECTION
NTS



TOWN CENTER ST.
PAVEMENT SECTION
NTS



TYPICAL PARALLEL
PARKING DRAINAGE
WHERE STORM DRAIN INLETS ARE NOT PLANNED
NTS

VDOT NOTES (CONT'D.)

8. STORM DRAINAGE
- FIELD REVIEW WILL BE MADE DURING CONSTRUCTION TO DETERMINE THE NEED AND LIMITS OF PAVED DITCHES AND/OR DITCH STABILIZATION TREATMENTS, TO DETERMINE THE NEED AND LIMITS OF ADDITIONAL DRAINAGE EASEMENTS, ALL DRAINAGE EASEMENTS SHALL BE CUT AND MADE TO FUNCTION TO A NATURAL WATERCOURSE. ANY EROSION PROBLEMS ENCOUNTERED IN AN EASEMENT SHALL BE CORRECTED BY WHATEVER MEANS NECESSARY PRIOR TO SUBDIVISION ACCEPTANCE.

- DITCH SLOPES ARE TO BE FOUR TO ONE (4:1) FOR SHOULDER WIDTHS OF SIX FEET (6') OR GREATER AND THREE TO ONE (3:1) FOR SHOULDER WIDTHS OF FOUR FEET (4') OR FIVE FEET (5'), UNLESS OTHERWISE SPECIFIED IN THE PLANS.

9. ENTRANCE PERMIT
- CONTRACTOR SHALL OBTAIN ENTRANCE PERMIT TO THE EXISTING VIRGINIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY FROM THE RESIDENT ENGINEER PRIOR TO ROAD CONSTRUCTION.

10. INSPECTION
- AN INSPECTOR WILL NOT BE FURNISHED EXCEPT FOR PERIODIC PROGRESS INSPECTIONS, THE ABOVE MENTIONED FIELD REVIEWS, AND CHECKING FOR REQUIRED STONE DEPTHS. THE DEVELOPER WILL BE REQUIRED TO POST A SURETY TO GUARANTEE THE ROAD FREE OF DEFECTS FOR ONE YEAR AFTER ACCEPTANCE BY THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION.

11. STREET MAINTENANCE
- THE STREETS SHALL BE PROPERLY MAINTAINED UNTIL ACCEPTANCE. AT SUCH TIME AS ALL REQUIREMENTS HAVE BEEN MET FOR ACCEPTANCE, ANOTHER INSPECTION WILL BE MADE TO DETERMINE THAT THE STREET HAS BEEN PROPERLY MAINTAINED.

12. UNDERGROUND UTILITIES
- CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE ENGINEER IMMEDIATELY IF THE LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS. IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CONTACT "MISS UTILITY" OF CENTRAL VIRGINIA AT 1-800-552-7001.

13. REVISIONS OF SPECIFICATIONS AND STANDARDS
- APPROVAL OF THESE PLANS WILL BE BASED ON SPECIFICATIONS AND STANDARDS IN EFFECT AT THE TIME OF APPROVAL AND WILL BE SUBJECT, UNTIL COMPLETION OF THE ROADWAY AND ACCEPTANCE BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION, TO FUTURE REVISIONS OF THE SPECIFICATIONS AND STANDARDS.

VDOT FIELD REVIEW NOTE:

CONTRACTOR SHALL COORDINATE FIELD REVIEW WITH VDOT TO ENSURE THAT THERE ARE NO EXISTING FLOODING OR EROSION PROBLEMS IMMEDIATELY DOWNGRADE OF THE EXISTING OUTLET, DITCHES, AND STORM SEWERS. CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED, THE FINAL PERMIT WILL NOT BE CLOSED, NOR THE BONDS RELEASED UNTIL THESE FIELD REVIEWS HAVE BEEN COMPLETED AND ALL ISSUES ASSOCIATED WITH THEM HAVE BEEN RESOLVED TO THE SATISFACTION OF VDOT.

VDOT GENERAL NOTES

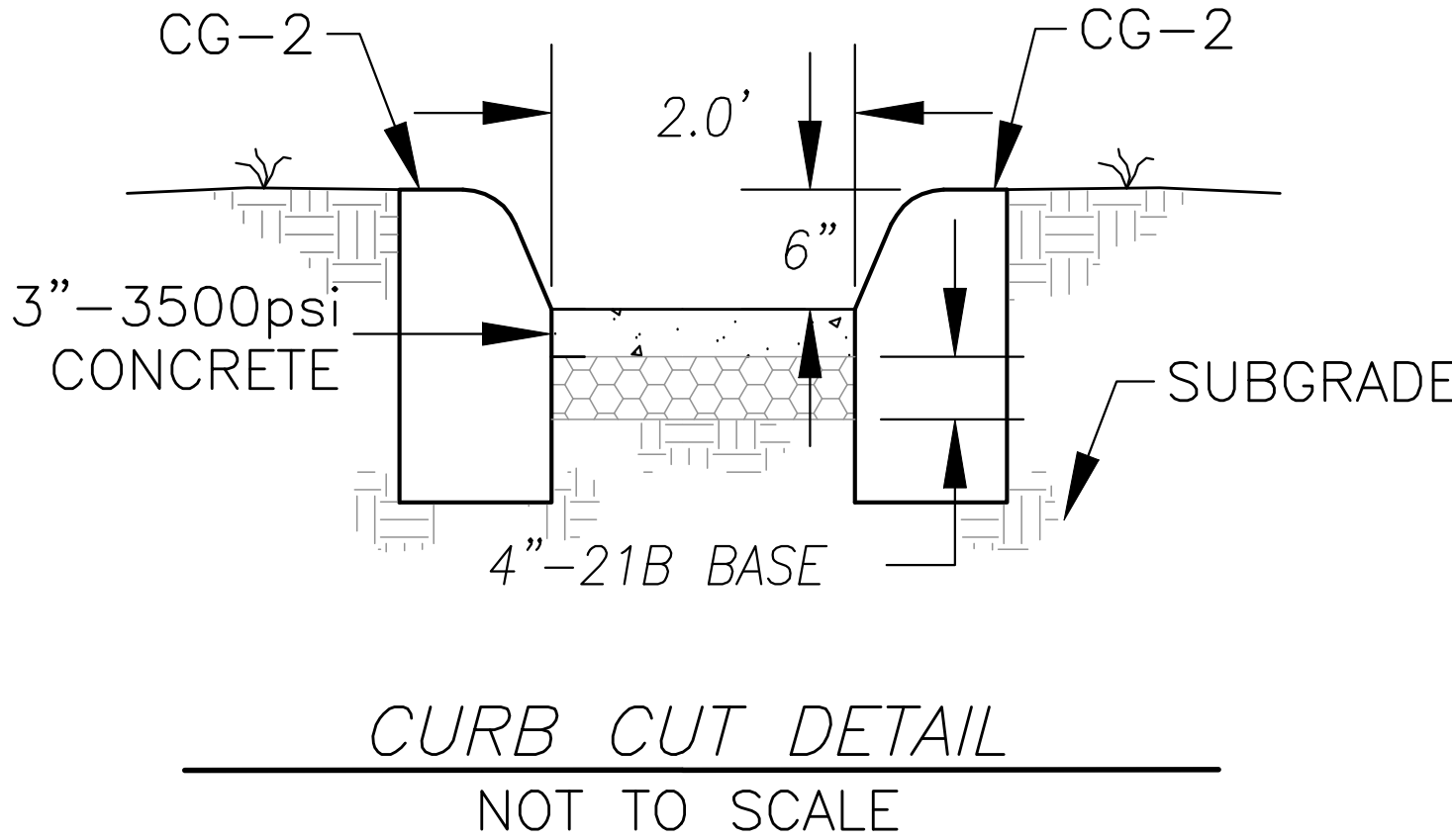
V1. ALL WORK ON THIS PROJECT SHALL CONFORM TO THE CURRENT EDITIONS OF AND LATEST REVISIONS TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) ROAD AND BRIDGE SPECIFICATIONS AND STANDARDS, THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS, AND ANY OTHER APPLICABLE STATE, FEDERAL OR LOCAL REGULATIONS. IN CASE OF A DISCREPANCY OR CONFLICT BETWEEN THE STANDARDS OR SPECIFICATIONS AND REGULATIONS, THE MOST STRINGENT SHALL GOVERN.
V2. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AND VIRGINIA OCCUPATIONAL SAFETY & HEALTH (VOSH) RULES AND REGULATIONS.
V3. WHEN WORKING WITHIN VDOT RIGHT-OF-WAY, ALL TRAFFIC CONTROL, WHETHER PERMANENT OR TEMPORARY, SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF VDOT'S WORK AREA PROTECTION MANUAL. FURTHERMORE, ALL TRAFFIC CONTROL FLAGGERS MUST BE CERTIFIED IN ACCORDANCE WITH SECTION 104.04(C) OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS.
V4. THE DEVELOPER SHALL BE RESPONSIBLE FOR RELOCATING, AT HIS EXPENSE, ANY AND ALL UTILITIES, INCLUDING TRAFFIC SIGNAL POLES, JUNCTION BOXES, CONTROLLERS, ETC., OWNED BY VDOT OR PRIVATE/PUBLIC UTILITY COMPANIES. IT IS THE SOLE RESPONSIBILITY OF THE DEVELOPER TO LOCATE AND IDENTIFY UTILITY FACILITIES OR ITEMS THAT MAY BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION ACTIVITY. VDOT APPROVAL OF THESE PLANS DOES NOT INDEMNIFY THE DEVELOPER FROM THIS RESPONSIBILITY.
V5. DESIGN FEATURES RELATING TO FIELD CONSTRUCTION, REGULATIONS, AND CONTROL OR SAFETY OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY VDOT. ANY ADDITIONAL EXPENSE INCURRED AS A RESULT OF ANY FIELD REVISION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
V6. PRIOR TO INITIATION OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY VDOT LAND USE PERMITS FOR ANY WORK WITHIN VDOT RIGHT-OF-WAY.
V7. IF REQUIRED BY THE LOCAL VDOT RESIDENCY OFFICE, A PRE-CONSTRUCTION CONFERENCE SHALL BE ARRANGED AND HELD BY THE ENGINEER AND/OR DEVELOPER WITH THE ATTENDANCE OF THE CONTRACTOR, VARIOUS COUNTY AGENCIES, UTILITY COMPANIES AND VDOT PRIOR TO INITIATION OF WORK.

GENERAL SITE NOTES CONT'D:

- TOPOGRAPHIC INFORMATION FROM FIELD RUN TOPOGRAPHY BY ENGINEERING CONCEPTS, INC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS.
- THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR THE CHARACTER AND ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, STRUCTURES, OTHER FACILITIES, AND OBSTRUCTIONS WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWNER, CONTACT THE OWNERS/OPERATORS OF ALL UTILITIES AND ARRANGE FOR THE VERIFICATION AND MARKING OF UTILITY LOCATIONS BY SAID OWNERS/OPERATORS. THE CONTRACTOR SHALL ASSIST THE UTILITY OWNERS/OPERATORS BY EVERY MEANS POSSIBLE TO DETERMINE THE LOCATION OF UTILITIES. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR ALL DISTURBANCE OF ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S FAILURE TO ARRANGE FOR THE LOCATION OF UTILITIES BY THE OWNERS/ OPERATORS OF THE UTILITIES. CONTACT MISS UTILITY (800) 552-7001.
- SITE CONDITIONS MAY NECESSITATE SLIGHT DEVIATIONS IN ALIGNMENT, GRADE, AND/OR LOCATION OF NEW FACILITIES FROM THE PLAN ALIGNMENT, GRADE, AND/OR LOCATION. THE CONTRACTOR SHALL CONSTRUCT THE NEW FACILITIES TO SUCH DEVIATIONS AS DIRECTED BY THE ENGINEER WITHOUT ADDITIONAL COST OR FINE TO THE OWNER. SHOULD PLAN DEVIATIONS BE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO UNDER TAKING ANY REVISION.
- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CURRENT BOCA AND/OR STATE AND LOCAL BUILDING CODES AS WELL AS THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND ALL APPLICABLE STATE AND FEDERAL OSHA REGULATIONS.
- THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION AREA IN A SAFE AND ACCEPTABLE MANNER AND SHALL BE RESPONSIBLE FOR REMEDIATING ANY DAMAGES RESULTING FROM HIS FAILURE TO DO SO.
- THE CONTRACTOR SHALL MAINTAIN LIMITS OF CONSTRUCTION WITHIN THE PROPERTY BOUNDARIES OR EASEMENTS AS INDICATED.
- AN APPROVED SET OF PLANS SHALL BE KEPT ON THE SITE AT ALL TIMES.
- ALL CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED IN CONFORMANCE WITH THE VIRGINIA LITTER CONTROL ACT AND DISPOSED OF IN A MANNER AND LOCATION ACCEPTABLE TO THE GOVERNING JURISDICTION. AT LEAST ONE TRASH RECEPTACLE SHALL BE ONSITE DURING CONSTRUCTION.
- TEMPORARY TOILETS SHALL BE PROVIDED ONSITE AT A RATIO OF ONE TOILET PER 30 WORKERS DURING THE CONSTRUCTION PERIOD.
- GRADE STAKES SHALL BE SET FOR CURB & GUTTER, WATER LINES, SANITARY SEWER AND STORM SEWER.

GENERAL SITE NOTES CONT'D:

- THE CONTRACTOR SHALL MAINTAIN A CLEAR FLOW PATH TO AND THROUGH ALL SURFACE WATER AND STORM WATER DRAINAGE FACILITIES AT ALL TIMES.
- THE CONTRACTOR SHALL GRADE, SEED, AND/OR SOD, AND MULCH THE ENTIRE AREA(S) DISTURBED BY CONSTRUCTION ACTIVITIES.
- CONSTRUCTION AND START-UP OF ALL WORK SHALL NOT INTERFERE WITH THE OPERATION OF WATER AND SEWERAGE FACILITIES. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK WITH THE OWNERS AS REQUIRED.
- MINIMUM COVER ON ALL PIPE SHALL BE 3.0 FEET, UNLESS OTHERWISE SPECIFICALLY INDICATED ON THESE DRAWINGS. ALL PIPE SHALL BE INSTALLED WITH COATED TRACER WIRE TO FACILITATE FUTURE LOCATION OF PIPE AFTER CONSTRUCTION IS COMPLETED.
- WHERE IT IS NECESSARY TO DEFLECT PIPE EITHER HORIZONTALLY OR VERTICALLY, PIPE JOINT DEFLECTION OR BARREL BEND RADIUS SHALL NOT EXCEED 75% OF THE MANUFACTURER'S RECOMMENDED DEFLECTION ANGLE OR BEND RADIUS.
- ALL PIPING SHALL BE PROPERLY SUPPORTED. ALL PIPING WHICH WILL BE PRESSURIZED DURING OPERATION SHALL BE PROPERLY RESTRAINED.
- ALL HDPE STORM PIPE SHALL CONFORM TO THE CURRENT VDOT SPECIFICATIONS AND SHALL BE BEDDED IN ACCORDANCE WITH THE CURRENT VDOT STANDARDS.
- CONSTRUCTION TRAFFIC SHALL USE THE CONSTRUCTION ENTRANCE.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CLEAN OUT THE EXISTING STORM SEWER SYSTEM ALONG ROUTE 220 SHOULD THIS SYSTEM BECOME SiltED OR BLOCKED IN ANYWAY DUE TO THE PROPOSED DEVELOPMENT.
- ALL DITCHES, SWALES, AND NATURAL WATERCOURSES DOWNSTREAM OF THIS PROJECT NEED TO BE FIELD REVISID DURING AND AFTER CONSTRUCTION TO ENSURE COMPLIANCE TO MINIMUM STANDARD 19 (MS-19) (VESCH 3rd EDITION 1992). IF EROSION OR SCOUR IS OCCURRING THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL CORRECTIVE MEASURES.
- INSTALLATION OF ALL PIPE CULVERS SHALL CONFORM TO THE 2001 VDOT ROAD AND BRIDGE STANDARDS.



CURB CUT DETAIL
NOT TO SCALE

PERMITTING NOTE:

- CONTRACTOR SHALL SECURE A CERTIFIED RESPONSIBLE LAND DISTURBER FOR THIS PROJECT. THE NAME OF THE CERTIFIED R.L.D. AND CERTIFICATION NUMBER SHALL BE PROVIDED PRIOR TO OBTAINING A LAND DISTURBANCE PERMIT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED TO CONSTRUCT THE PROJECT AND MAINTAINING COMPLIANCE WITH EXISTING PERMITS INCLUDING, BUT NOT LIMITED TO, THE DEPARTMENT OF ENVIRONMENTAL QUALITY, ARMY CORPS OF ENGINEERS, VIRGINIA DEPARTMENT OF TRANSPORTATION, AND DEPARTMENT OF CONSERVATION AND RECREATION.
- CONTRACTOR SHALL MAINTAIN ALL APPROVED DOCUMENTS, PERMITS, AND REQUIRED RECORDS ON-SITE AT ALL TIMES.

EXISTING UTILITIES:

THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. UTILITIES MAY EXIST WITHIN THE CONSTRUCTION AREA OF THESE PLANS THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES BEFORE COMMENCING WORK, AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE SUCH UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THESE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE CONTINUANCE OF SERVICE. CALL MISS UTILITIES AT 1-800-552-7001 (TOLL FREE) 48 HOURS BEFORE DIGGING.

THE CONTRACTOR SHALL FIELD VERIFY ANY EXISTING UTILITIES THAT ARE TIED INTO DURING CONSTRUCTION PRIOR TO FABRICATION OF ANY AFFECTED STRUCTURES. CONTRACTOR SHALL VERIFY LOCATION, DEPTH, MATERIAL, SIZE, AND STRUCTURAL INTEGRITY OF EXISTING UTILITY.

VDOT GENERAL NOTES CONT'D.

- THE CONTRACTOR SHALL NOTIFY THE LOCAL VDOT RESIDENCY OFFICE WHEN WORK IS TO BEGIN OR CEASE FOR ANY UNDETERMINED LENGTH OF TIME. VDOT REQUIRES AND SHALL RECEIVE 48 HOURS ADVANCE NOTICE PRIOR TO ANY REQUIRED OR REQUESTED INSPECTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE ACCESS TO THE PROJECT FROM THE ADJACENT PUBLIC ROADWAY VIA A CONSTRUCTION ENTRANCE THAT IS CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH SECTION 3.02 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. FURTHERMORE, ACCESS TO OTHER PROPERTIES AFFECTED BY THIS PROJECT SHALL BE MAINTAINED THROUGH CONSTRUCTION. THE DEVELOPER SHALL HAVE, WITHIN THE LIMITS OF THE PROJECT, AN EMPLOYEE CERTIFIED BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDCR) IN EROSION AND SEDIMENT CONTROL WHO SHALL INSPECT EROSION AND SILTATION CONTROL DEVICES AND MEASURES ON A CONTINUOUS BASIS FOR PROPER INSTALLATION AND OPERATION. DEFICIENCIES SHALL BE PROMPTLY RECTIFIED.
- CONTRACTOR SHALL ENSURE ADEQUATE DRAINAGE IS ACHIEVED AND MAINTAINED ON THE SITE DURING AND AT THE END OF CONSTRUCTION.
- ALL WATER AND SEWER LINES WITHIN EXISTING OR PROPOSED VDOT RIGHT-OF-WAY SHALL HAVE A MINIMUM THIRTY-SIX (36) INCHES COVER AND WHEN POSSIBLE SHALL BE INSTALLED UNDER ROADWAY DRAINAGE FACILITIES AT CONFLICT POINTS.
- ANY UNUSUAL SUBSURFACE CONDITIONS (E.G., UNSUITABLE SOILS, SPRINGS, SINKHOLES, VOIDS, CAVES, ETC.) ENCOUNTERED DURING THE COURSE OF CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND VDOT. WORK SHALL CEASE IN THAT VICINITY UNTIL AN ADEQUATE DESIGN CAN BE DETERMINED BY THE ENGINEER AND APPROVED BY VDOT.
- ALL FILL AREAS, BORROW MATERIAL AND UNDERCUT AREAS SHALL BE INSPECTED AND APPROVED BY A VDOT REPRESENTATIVE PRIOR TO PLACEMENT AND FILL. TESTING IS REQUIRED. STONE DEPTHS: A VDOT REPRESENTATIVE SHALL BE PRESENT TO INSURE THE SAMPLE OBTAINED IS REPRESENTATIVE OF THE LOCATION. WHEN SOIL SAMPLES ARE SUBMITTED TO PRIVATE LABORATORIES FOR TESTING, THE SAMPLES SHALL BE CLEARLY IDENTIFIED AND LABELED AS BELONGING TO A PROJECT TO BE ACCEPTED BY VDOT AND THAT TESTING SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE VDOT STANDARDS AND PROCEDURES.
- ALL ROADWAY FILL, BASE, SUBGRADE MATERIAL, AND BACKFILL IN UTILITY/STORM SEWER TRENCHES SHALL BE COMPACTED IN SIX (6) INCH LIFTS TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASHTO T-99 METHOD A, WITHIN PLUS OR MINUS 2% OF OPTIMUM MOISTURE FOR THE FULL WIDTH OF ANY DEDICATED STREET RIGHT-OF-WAY. AT THE DIRECTION OF VDOT, DENSITY TESTS SHALL BE PERFORMED BY A QUALIFIED INDEPENDENT AGENCY IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATIONS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO VDOT DAILY, UNLESS SPECIFIED OTHERWISE.
- VDOT STANDARD CD AND UD UNDERDRAINS SHALL BE INSTALLED WHERE INDICATED ON THESE PLANS AND/OR AS SPECIFIED BY VDOT.
- THE INSTALLATION OF ANY ENTRANCES AND MAILBOXES WITHIN ANY DEDICATED STREET RIGHT-OF-WAY SHALL MEET VDOT MINIMUM DESIGN STANDARDS AND IS THE RESPONSIBILITY OF THE DEVELOPER.
- PRIOR TO VDOT ACCEPTANCE OF ANY STREETS, ALL REQUIRED STREET SIGNAGE AND/OR PAVEMENT MARKINGS SHALL BE INSTALLED BY THE DEVELOPER OR, AT VDOT'S DISCRETION, BY VDOT ON AN ACCOUNT RECEIVABLE BASIS FOLLOWING THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE DEVELOPER SHALL PROVIDE THE VDOT RESIDENCY OFFICE WITH A LIST OF ALL MATERIAL SOURCES PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL INVOICES FOR MATERIALS UTILIZED WITHIN ANY DEDICATED STREET RIGHT-OF-WAY MUST BE PROVIDED TO THE LOCAL VDOT RESIDENCY OFFICE PRIOR TO ACCEPTANCE OF THE WORK. UNIT AND TOTAL PRICES MAY BE OBSOURED.
- AGGREGATE BASE AND SUBBASE MATERIALS SHALL BE PLACED ON SUBGRADE BY MEANS OF A MECHANICAL SPREADER. DENSITY WILL BE DETERMINED USING THE DENSITY CONTROL STRIP IN ACCORDANCE WITH SECTION 304 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS AND VTM-10. A CERTIFIED COMPACTION TECHNICIAN SHALL PERFORM THESE TESTS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO VDOT DAILY, UNLESS SPECIFIED OTHERWISE. IN TESTING IS REQUIRED, STONE DEPTHS: A VDOT REPRESENTATIVE SHALL BE NOTIFIED AND GIVEN THE OPPORTUNITY TO BE PRESENT DURING THE CONSTRUCTION AND TESTING OF THE DENSITY CONTROL STRIP.
- ASPHALT CONCRETE PAVEMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTION 315 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS. DENSITY SHALL BE DETERMINED USING THE DENSITY CONTROL STRIP AS SPECIFIED IN SECTION 315 AND VTM-76. A CERTIFIED COMPACTION TECHNICIAN SHALL PERFORM THESE TESTS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO VDOT DAILY, UNLESS SPECIFIED OTHERWISE. A VDOT REPRESENTATIVE SHALL BE NOTIFIED AND GIVEN THE OPPORTUNITY TO BE PRESENT DURING THE CONSTRUCTION AND TESTING OF THE CONSTRUCTION STRIP.
- IN ACCORDANCE WITH SECTION 302.03, THE FOUNDATIONS FOR PIPE CULVERTS THIRTY-SIX (36) INCHES AND LARGER SHALL BE EXPLORED BELOW THE BOTTOM OF THE EXCAVATION TO DETERMINE THE TYPE AND CONDITION OF THE FOUNDATION. THE CONTRACTOR SHALL REPORT FINDINGS OF FOUNDATION EXPLORATION TO THE ENGINEER AND VDOT FOR APPROVAL PRIOR TO PLACING PIPE. FOUNDATION DESIGNS SHALL COMPLY WITH VDOT ROAD AND BRIDGE STANDARD PB-1. WHERE SOFT, YIELDING, OR OTHERWISE UNSUITABLE FOUNDATION IS ENCOUNTERED, THE FOUNDATION DESIGN AND/OR NEED FOR FOUNDATION STABILIZATION SHALL BE DETERMINED BY THE ENGINEER AND APPROVED BY VDOT.
- APPROVAL OF THESE PLANS SHALL EXPIRE THREE (3) YEARS FROM THE DATE OF THE APPROVAL LETTER.
- VDOT STANDARD CG-12 CURB RAMPS SHALL BE INSTALLED WHERE INDICATED ON THESE PLANS AND/OR AS SPECIFIED BY VDOT.
- VDOT STANDARD GUARDRAIL SHALL BE INSTALLED WHERE WARRANTED AND/OR AS PROPOSED ON THESE PLANS IN ACCORDANCE WITH VDOT'S INSTALLATION CRITERIA. FINAL APPROVAL OF THE GUARDRAIL LAYOUT TO BE GIVEN BY VDOT AFTER GRADING IS MOSTLY COMPLETE.

GENERAL UTILITY NOTES:

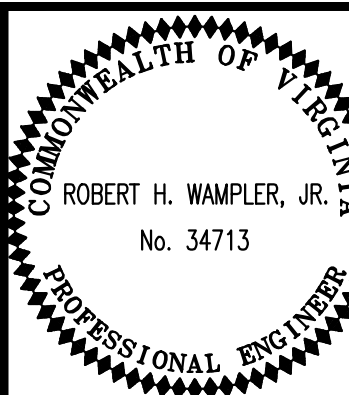
- VERIFY LOCATION, SIZE, AND ELEVATION FOR ALL UTILITIES IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION, SIZE, OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON PLAN.
- PROVIDE CONSTRUCTION METHODS AND MATERIALS IN ACCORDANCE WITH THE COMMONWEALTH OF VIRGINIA SEWAGE AND WATERWORKS REGULATIONS AND BOTETOURT COUNTY, VIRGINIA REGULATIONS WHERE APPLICABLE.
- A MINIMUM OF THREE (3.0) FEET OF COVER IS REQUIRED OVER ALL WATER AND SEWER LINES AND SERVICES.
- ALL EXISTING UTILITIES MAY NOT BE SHOWN IN EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH THE STATE WATERWORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.
- ALL LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.
- REFER TO DETAIL SHEETS FOR BEDDING DETAILS. AFTER THE PIPE HAS BEEN PLACED IN THE TRENCH, THE TRENCH SHALL BE BACKFILLED WITH SELECT MATERIAL AND THOROUGHLY COMPACTED PER SPECIFICATIONS.
- ALL WATER MAINS SHALL BE PROPERLY RESTRAINED WITH THRUST BLOCKING OR APPROVED ALTERNATIVE.
- ALL WATER MAINS SHALL BE TESTED IN ACCORDANCE WITH BOTETOURT COUNTY STANDARDS. COORDINATE INSPECTIONS FOR TESTING WITH BOTETOURT COUNTY.
- ALL WATER PIPE TO BE DUCTILE IRON PIPE CLASS 52 MINIMUM IN ACCORDANCE WITH AWWA C151.

GRADING NOTES:

- THE GRADING CONTRACTOR SHALL OBTAIN ALL NECESSARY LAND DISTURBING PERMITS.
- PRIOR TO BEGINNING EARTHWORK OPERATIONS, THE CONTRACTOR SHALL EMPLOY A QUALIFIED, PROFESSIONAL, GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF VIRGINIA, AS A RESULT OF ONSITE TESTING, THE GEOTECHNICAL ENGINEER SHALL MAKE RECOMMENDATIONS REGARDING THE ONSITE PLACEMENT OF FILL MATERIAL AND PROPER COMPACTION METHODS. NO WARRANTIES ARE MADE BY THE OWNER OR ENGINEER FOR ANY SUBSURFACE CONDITIONS ON THE PROPERTY.
- FILL SHALL BE PLACED ONLY ON FIRM SUBGRADES APPROVED BY THE SOILS ENGINEER. SUBGRADES SHALL BE SCARIFIED TO A DEPTH OF 4 INCHES PRIOR TO FILL PLACEMENT TO ASSURE BONDING BETWEEN THE TWO SOILS. ALL FILL AREAS SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% DRY DENSITY (ASTM D698), UNLESS NOTED OTHERWISE. THE COMPACTION SHALL BE ACCOMPLISHED BY PLACING FILL IN 6 TO 8 INCH LIFTS AND MECHANICALLY COMPACTING EACH LIFT TO THE REQUIRED DENSITY. THE SOILS ENGINEER SHALL PERFORM FIELD DENSITY TEST ON EACH LIFT OR AS NECESSARY TO ASCERTAIN THAT ADEQUATE COMPACTION HAS BEEN ACHIEVED. CALIFORNIA BEARING RATIO TESTS SHALL BE PERFORMED IN MATERIAL PROPOSED FOR USE BENEATH PAVEMENT WHETHER CUT OR FILL. THE UPPER 2 FEET OF MATERIAL BELOW STRUCTURES SHALL BE COMPACTED TO 98% DRY DENSITY (ASTM D698).
- CLEAR SITE WITHIN LIMITS OF GRADING WORK. DO NOT DISTURB AREAS OUTSIDE OF GRADING LIMITS OR PROPERTY BOUNDARY.
- REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS AS REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN A MANNER AND LOCATION ACCEPTABLE TO THE GOVERNING AUTHORITY. REMOVE TREES AND OTHER VEGETATION, INCLUDING STUMPS AND ROOTS, COMPLETELY IN AREAS REQUIRED FOR SUBSEQUENT SEEDING. CUT OUT 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.
- EXCAVATION FOR STRUCTURES:
A. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN WITHIN A TOLERANCE OF PLUS OR MINUS 0.10 FOOT.
B. PROVIDE TRUE AND STRAIGHT FOOTING EXCAVATIONS WITH UNIFORM LEVEL BOTTOMS OF THE WIDTH INDICATED TO ENSURE PROPER PLACEMENT AND COVER OF ALL REINFORCEMENT.
C. REMOVE ALL LOOSE MATERIALS FROM THE EXCAVATION PRIOR TO PLACEMENT OF CONCRETE.
D. PROVIDE A MINIMUM OF 2'-0" FROM THE FINISHED GRADE TO TOP OF ALL EXTERIOR WALL FOOTINGS.
E. FOOTINGS WHICH SUPPORT CONCRETE MASONRY UNITS MAY BE STEPPED PROVIDED THE VERTICAL STEP DOES NOT EXCEED ONE HALF OF THE HORIZONTAL DISTANCE BETWEEN STEPS AND HORIZONTAL DISTANCE BETWEEN STEPS IS NOT LESS THAN TWO FEET.
F. IF ROCK IS ENCOUNTERED IN A FOOTING EXCAVATION, UNDERCUT IT A MINIMUM OF 12" BELOW THE BOTTOM OF THE FOOTINGS AND FILL THE RESULTING OVER-EXCAVATION WITH CONTROLLED FILL.
- 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 AND UB-1 FOR SANITARY SEWER AND WATER. BACKFILL TRENCHES WITH CONTROLLED FILL.
- 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 REMOVED FROM EXCAVATIONS AND RAIN WATER TO COLLECTING OR RUNOFF AREAS. ESTABLISH AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DITCHES.
- PROTECT EXCAVATED BOTTOMS OF ALL FOOTINGS AND TRENCHES AGAINST FREEZING WHEN ATMOSPHERIC TEMPERATURE IS LESS THAN 35 F (1 C).
- BACKFILLING:
A. COMPACT THE BACKFILL AROUND THE OUTSIDE OF BUILDING TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY, IN ACCORDANCE WITH ASTM D 698 STANDARD PROCTOR. DO NOT ALLOW HEAVY COMPACTION EQUIPMENT SUCH AS ROLLERS, ETC., CLOSER TO ANY FOOTING THAN THE HORIZONTAL DISTANCE SUBTENDED BY A 45 ANGLE WITH THE TOP EDGE OF THE FOOTINGS AND THE SURFACE OF THE GROUND.
B. BACKFILL BEHIND WALLS AFTER PERMANENT CONSTRUCTION WHICH BRACES THE WALL IS IN PLACE OR TEMPORARY BRACING OF THE WALL IS PROPERLY INSTALLED, AND AFTER ACCEPTANCE OF CONSTRUCTION BELOW FINISH GRADE INCLUDING DAMP-PROOFING, REMOVAL OF CONCRETE FORMWORK, AND REMOVAL OF TRASH AND DEBRIS.
- UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING INCLUDING ADJACENT TRANSITION AREAS. SMOOTH FINISHED SURFACES WITHIN SPECIFIED TOLERANCES, COMPACT WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. GRADE AREAS ADJACENT TO BUILDING LINES TO DRAIN AWAY FROM STRUCTURES TO PREVENT PONDING.
- FINISH LAWN AREAS TO WITHIN ONE INCH ABOVE OR BELOW REQUIRED SUBGRADE ELEVATIONS. SHAPE SURFACE UNDER WALLS AND PAVEMENTS TO LINE, GRADE, AND CROSS SECTION, WITH NOT MORE THAN 1/2" ABOVE OR BELOW REQUIRED SUBGRADE ELEVATION.
- GRADE AREAS WITHIN 1/2" OF THOSE INDICATED WHEN TESTED WITH A 10' STRAIGHT EDGE.
- 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.
- UNDER FOUNDATIONS, SIDEWALKS, AND PAVEMENTS COMPACT EACH LAYER TO 95% MAXIMUM DRY DENSITY ASTM D 698 (STANDARD PROCTOR). FOR FURTHER SUPPORT COMPACT 2 FEET BELOW STRUCTURES TO 98% MAXIMUM DRY DENSITY ASTM D 698 (STANDARD PROCTOR).
- UNDER LAWN OR UNPAVED AREAS, COMPACT SUBGRADE AND EACH LAYER TO 90% MAXIMUM DRY DENSITY ASTM D 698 (STANDARD PROCTOR).
- ALL SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE CAPPED AND PIPED TO THE NEAREST STORM SEWER SYSTEM OR NATURAL WATERCOURSE. THE PIPE SHALL BE A MINIMUM OF 6" DIAMETER AND CONFORM TO V.D.O.T. STANDARD SB-1.

DATE		PROJECT		DESIGNED		DRAWN		CHECKED		BY	MARK	DATE	REVISIONS	DESCRIPTION
5/8/08		03083		RHW		MSMJ		RHW						

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540-473-1253 fax 540-473-1254



PROJECT
FRANK AND WALDRON
DALEVILLE TOWN CENTER

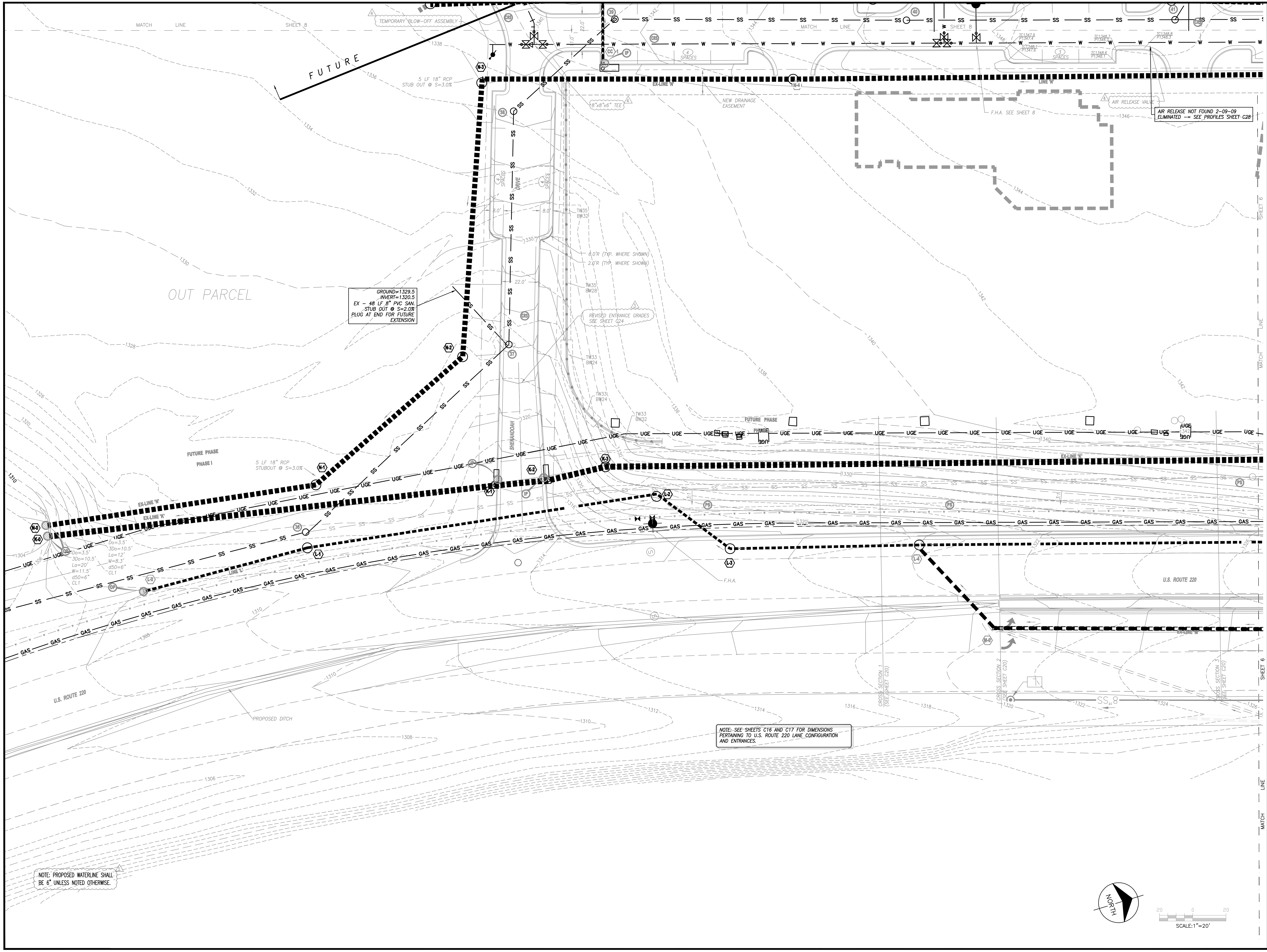
AS-BUILT

MISCELLANEOUS NOTES AND DETAILS

DRAWING

SHEET

C-03



PROJECT
FRALIN AND WALDRON
DALEVILLE TOWN CENTER

DATE
12/05/07

PROJECT
03083

DESIGNED
RHW

DRAWN
MSMJ

CHECKED
RHW

AS-BUILT

COMPREHENSIVE DEVELOPMENT PLAN

REVISIONS

MARK	DATE	BY	DESCRIPTION
1	09/29/08	MSMJ	VARIOUS DESIGN DEVELOPMENT REVISIONS
2	06/26/08	MSMJ	VARIOUS DEVELOPMENT REVISIONS
3	05/08/08	RHW	ROUTE 220 COUNTY, VDA, DEQ COMMENTS
4	03/08/08	MSMJ	VARIOUS COUNTY REVIEW COMMENTS

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Fayetteville, Virginia 22801
540.473.1253 fax 540.473.1254

SCALE: 1"=20'

20 0 20

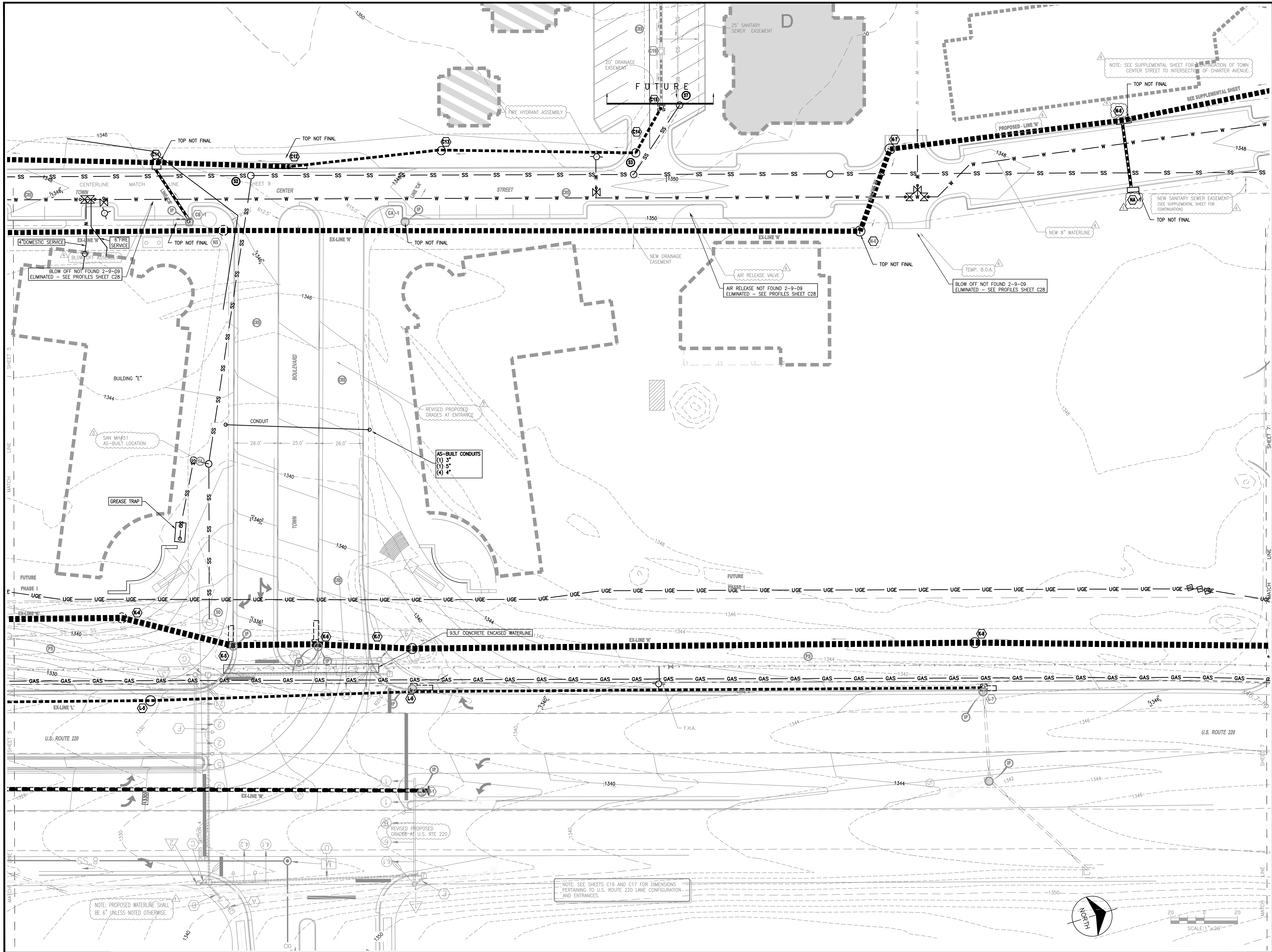
NOTE: SEE SHEETS C16 AND C17 FOR DIMENSIONS
PERTAINING TO U.S. ROUTE 220 LANE CONFIGURATION
AND ENTRANCES.

NOTE: PROPOSED WATERLINE SHALL
BE 6" UNLESS NOTED OTHERWISE.

U.S. ROUTE 220

DALEVILLE TOWN CENTER

C-05



VARIOUS DESIGN DEVELOPMENT REVISIONS
VARIOUS DEVELOPMENT REVISIONS
VARIOUS COUNTY REVIEW COMMENTS

MSMJ
09/29/08
07/08/08
03/08/08

MARK DATE

BY

REVISIONS

DATE 5/8/08
PROJECT 03083
DESIGNED RHW
DRAWN MSMJ
CHECKED RHW

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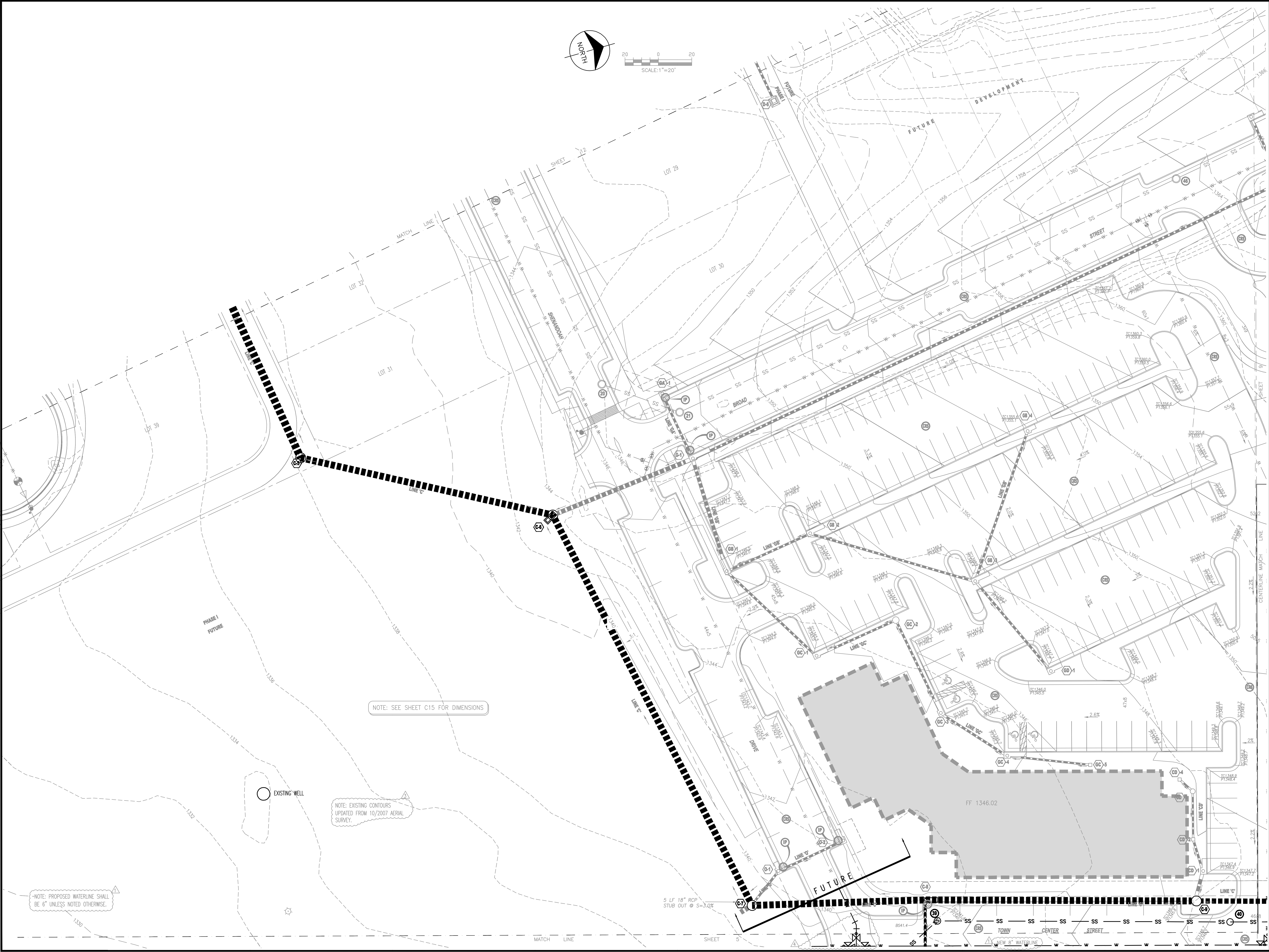
PROFESSIONAL ENGINEER
ROBERT H. WAMPLER, JR.
No. 34713

STATE OF VIRGINIA
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROJECT FRALIN AND WALDRON
DALEVILLE TOWN CENTER

DRAWING COMPREHENSIVE DEVELOPMENT PLAN

SHEET
C-06



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Fresno, Virginia 22609
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REVISIONS	
MARK	DATE
MSMJ	09/29/08
MSMJ	07/09/08
MSMJ	3/10/08

REVISIONS	
BY	DATE
MSMJ	09/29/08
MSMJ	07/09/08
MSMJ	3/10/08

DATE 5/8/08

PROJECT 03083

DESIGNED RHW

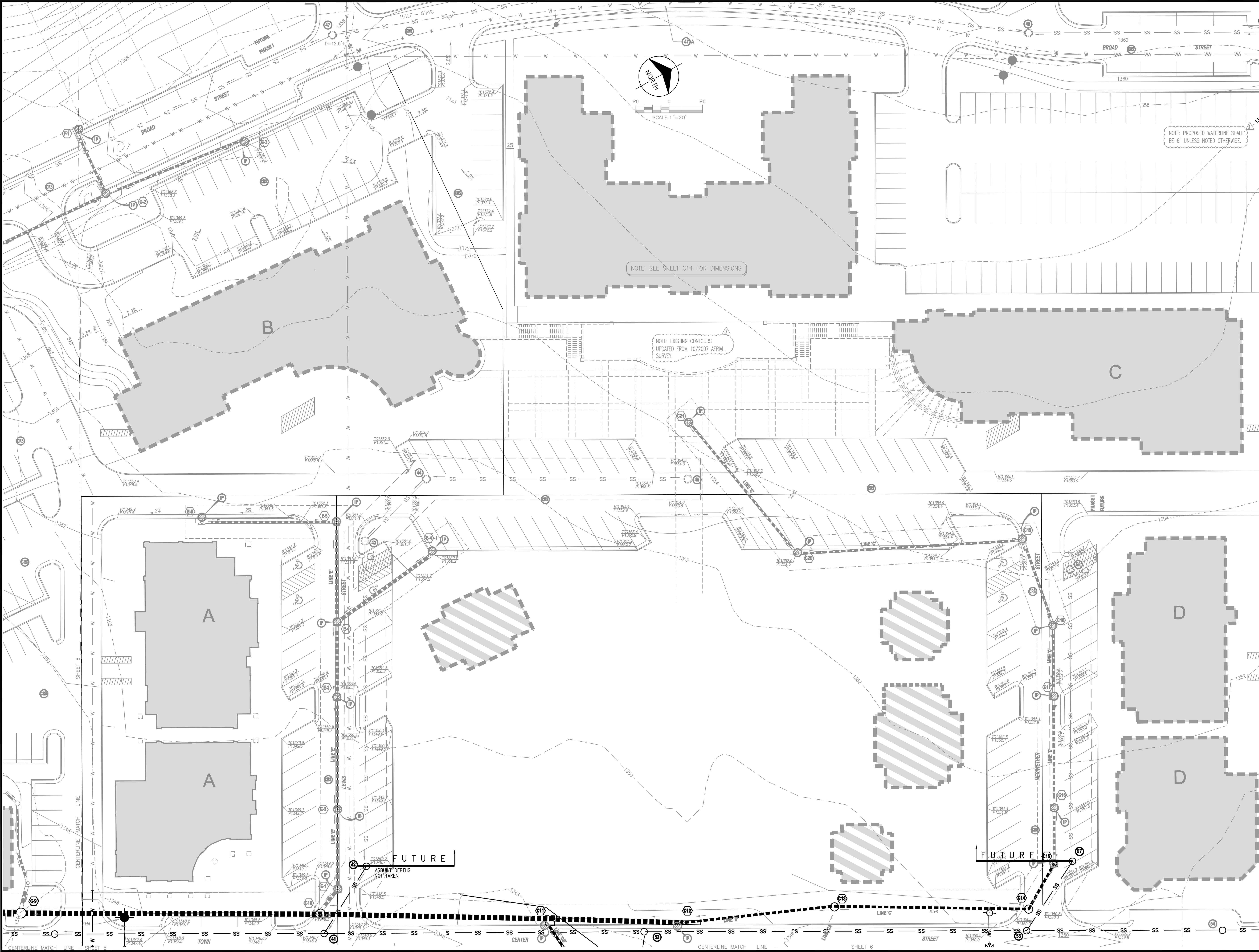
DRAWN MSMJ

CHECKED RHW

PROJECT FRALIN AND WALDRON
DALEVILLE TOWN CENTER

DRAWING COMPREHENSIVE DEVELOPMENT PLAN

SHEET
C-08



NOTE: PROPOSED WATERLINE SHALL
BE 6" UNLESS NOTED OTHERWISE.

NOTE: SEE SHEET C14 FOR DIMENSIONS

NOTE: EXISTING CONTOURS
UPDATED FROM 10/2007 AERIAL
SURVEY.

C1349.2
7348.7

FUTURE

ASBUILT DEPTHS
NOT TAKEN

FUTURE

MARK	DATE	BY	DESCRIPTION
MSMj	07/08/08		VARIOUS DEVELOPMENT REVISIONS
MSMj	3/10/08		VARIOUS COUNTY REVIEW COMMENTS

DATE	5/8/08
PROJECT	03083
DESIGNED	RHW
DRAWN	MSMJ
CHECKED	RHW

**ENGINEERING
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Friesettsville, Virginia 24090
540.473.1253 fax 540.473.1254



PROJECT

FRALIN AND WALDRON
DALEVILLE TOWN CENTER

DRAWING

AS-BUILT

COMPREHENSIVE DEVELOPMENT PLAN

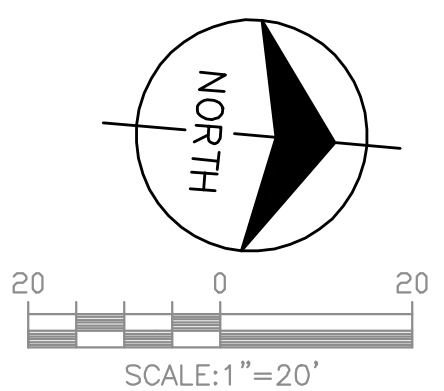
SHEET

C-09



NOTE: EXISTING CONTOURS
UPDATED FROM 10/2007 AERIAL
SURVEY.

NOTE: PROPOSED WATERLINE SHALL
BE 6" UNLESS NOTED OTHERWISE.



PROJECT FRALIN AND WALDRON
DALEVILLE TOWN CENTER

ENGINEERING
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AS-BUILT

DRAWING COMPREHENSIVE DEVELOPMENT PLAN

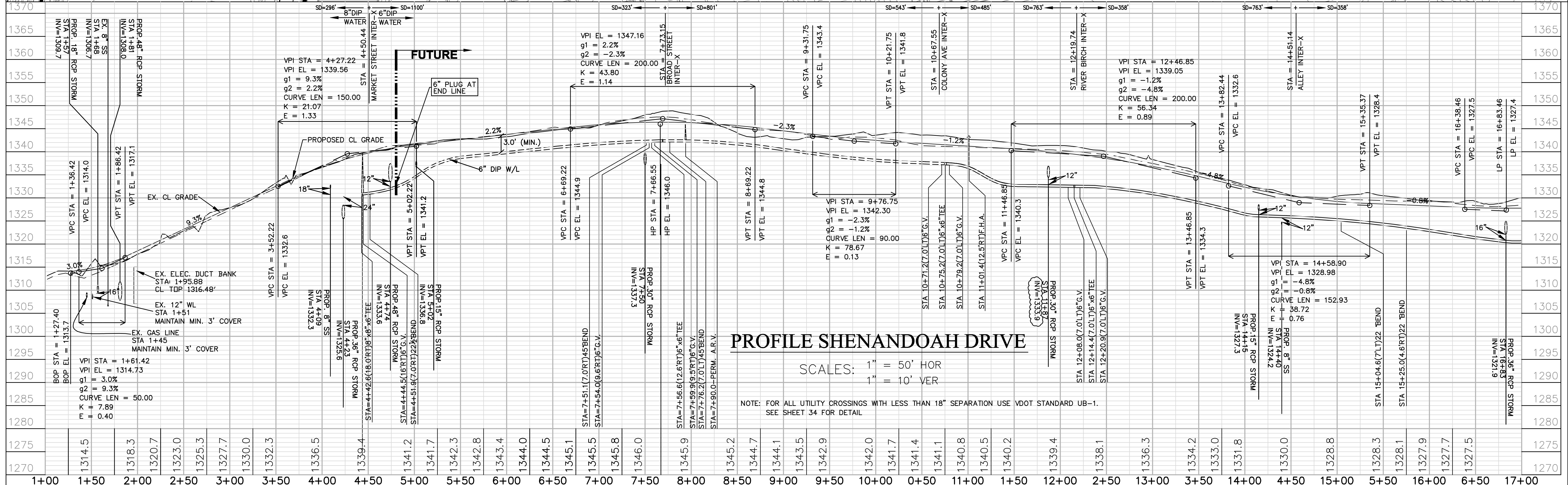
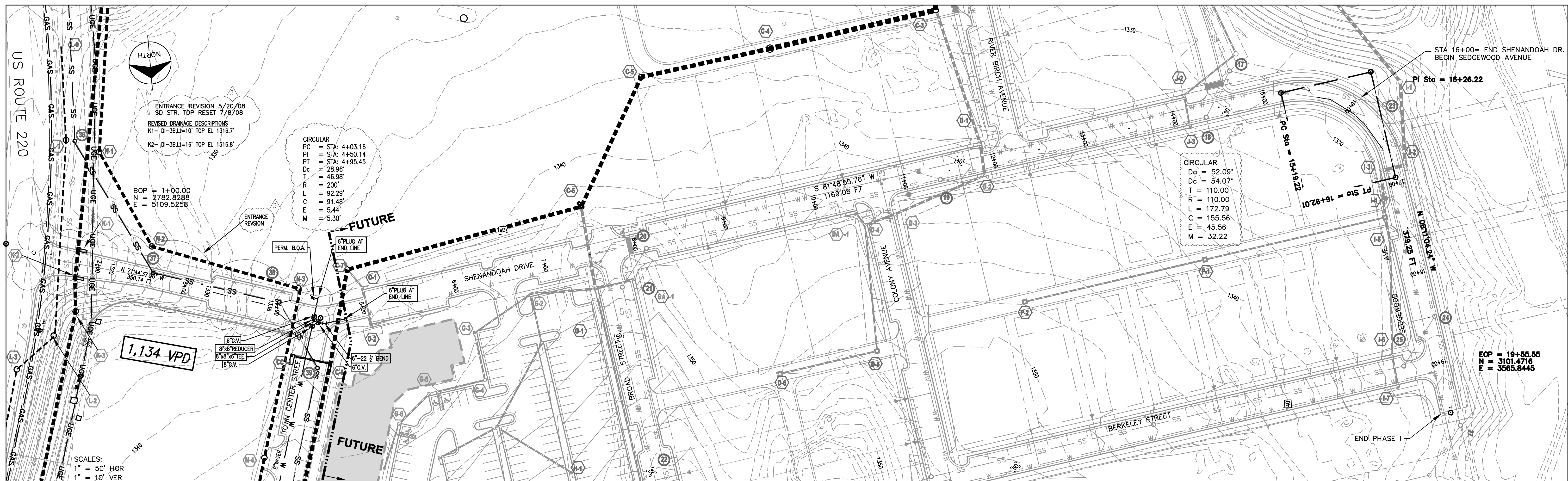
DATE 5/8/08
PROJECT 03083
DESIGNED RHW
DRAWN MSMJ
CHECKED RHW

DATE 09/29/08
03/08/08
MARK DATE
BY MSMJ
REVISIONS

VARIOUS DESIGN DEVELOPMENT REVISIONS
VARIOUS COUNTY REVIEW COMMENTS
DESCRIPTION

SHEET

C-11



PROFILE SHENANDOAH DRIVE

SCALES: 1" = 50' HOR
1" = 10' VER

NOTE: FOR ALL UTILITY CROSSINGS WITH LESS THAN 18" SEPARATION USE VDOT STANDARD UB-1.
SEE SHEET 34 FOR DETAIL

NOTE: PROPOSED WATERLINE SHALL BE 6" UNLESS NOTED OTHERWISE.

PROJECT FRANK AND WALDRON
DALEVILLE TOWN CENTER

DRAWING SHENANDOAH AVE. & SEDGEWOOD AVE. PLAN / PROFILE

SHEET C-24

DATE 5/8/08
PROJECT 03083
DESIGNED RHW
DRAWN MSMJ
CHECKED RHW

VARIOUS DEVELOPMENT REVISIONS
DUCT BANK CONFLICT
VARIOUS COUNTY REVIEW COMMENTS

MSMJ
BY
DATE
MARK
REVISIONS

07/08/08
5/20/08
3/10/08

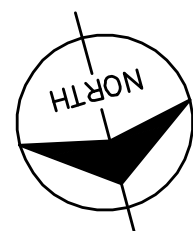
MSMJ
BY
DATE
MARK
REVISIONS

AS-BUILT

COMMUNITY OF VIRGINIA
No. 34713
PROFESSIONAL ENGINEER

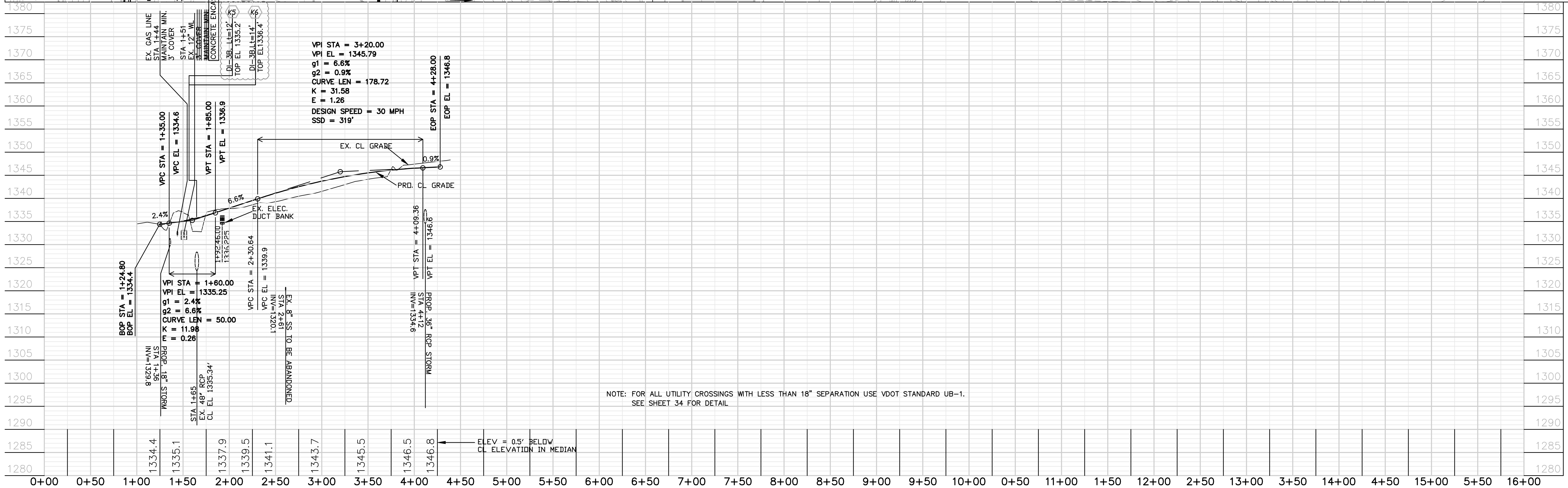
ENGINEERING CONCEPTS, INC.
"Creating Success"

20 S. Rasmussen Street, PO Box 619
540-273-1225 fax 540-273-1224



NOTE: PROPOSED WATERLINE SHALL
BE 6\"/>

SCALES:
1\"/>



NOTE: FOR ALL UTILITY CROSSINGS WITH LESS THAN 18\"/>

ELEV = 0.5' BELOW
CL ELEVATION IN MEDIAN

PROJECT
FRALIN AND WALDRON
DALEVILLE TOWN CENTER

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28 S. Bourne Street, PO Box 619
540-473-1253 fax 540-473-1254

COMM. OF VIRG.
CORBET H. WAMPLER, JR.
No. 34713
PROFESSIONAL ENGINEER

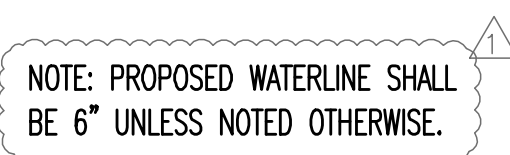
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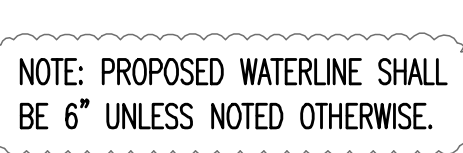
DRAWING
TOWN BOULEVARD PLAN / PROFILE

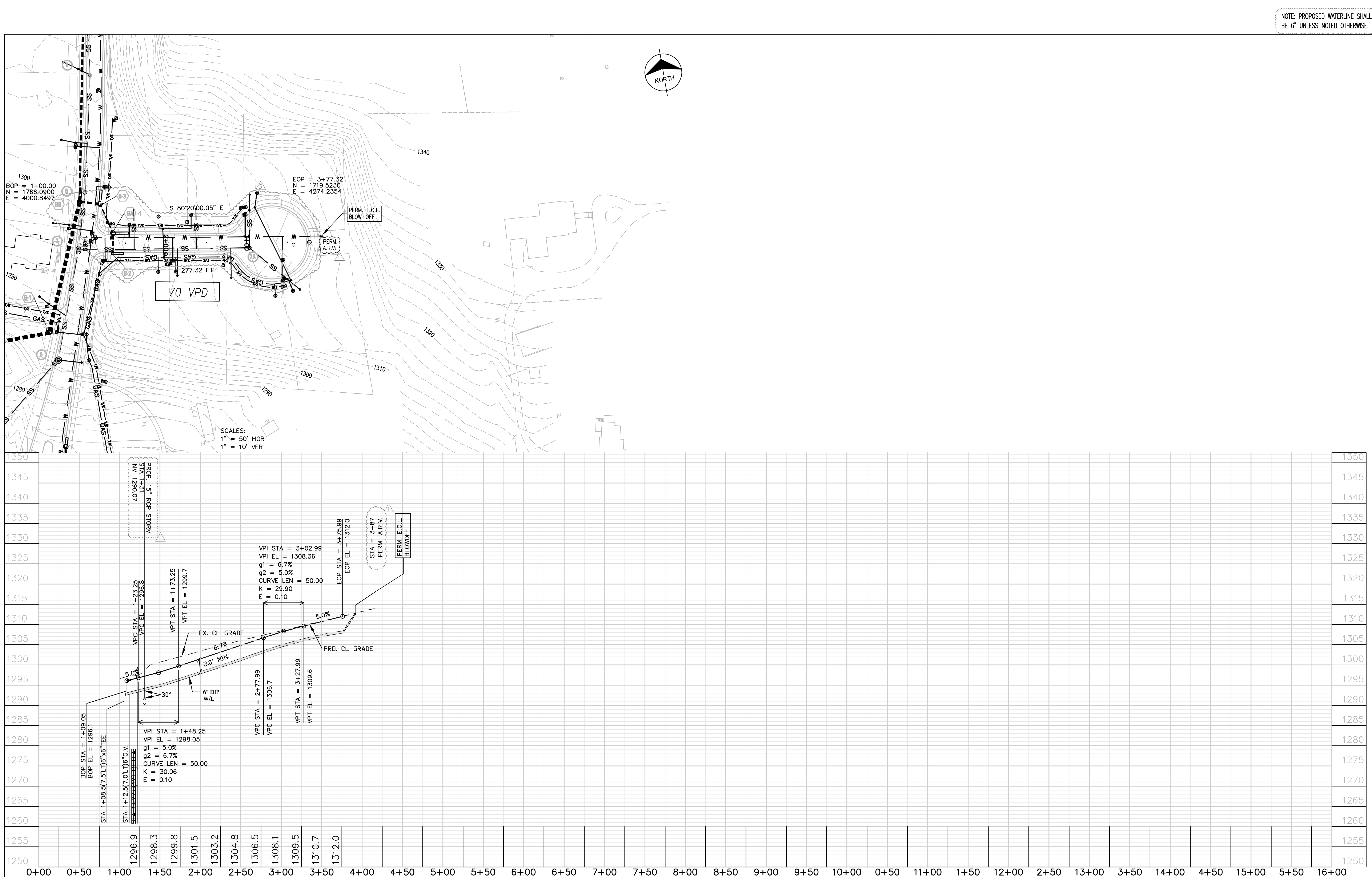
SHEET
C-26

DATE	5/8/08	PROJECT	03083	DESIGNED	RHW	DRAWN	MSMJ	CHECKED	RHW
MARK	DATE	BY	REVISIONS						
MSMJ	07/08/08	RHW	MSMJ						
REVIS	6/18/08	RHW	MSMJ						
REVIS	3/10/08	RHW	MSMJ						
REVIS									

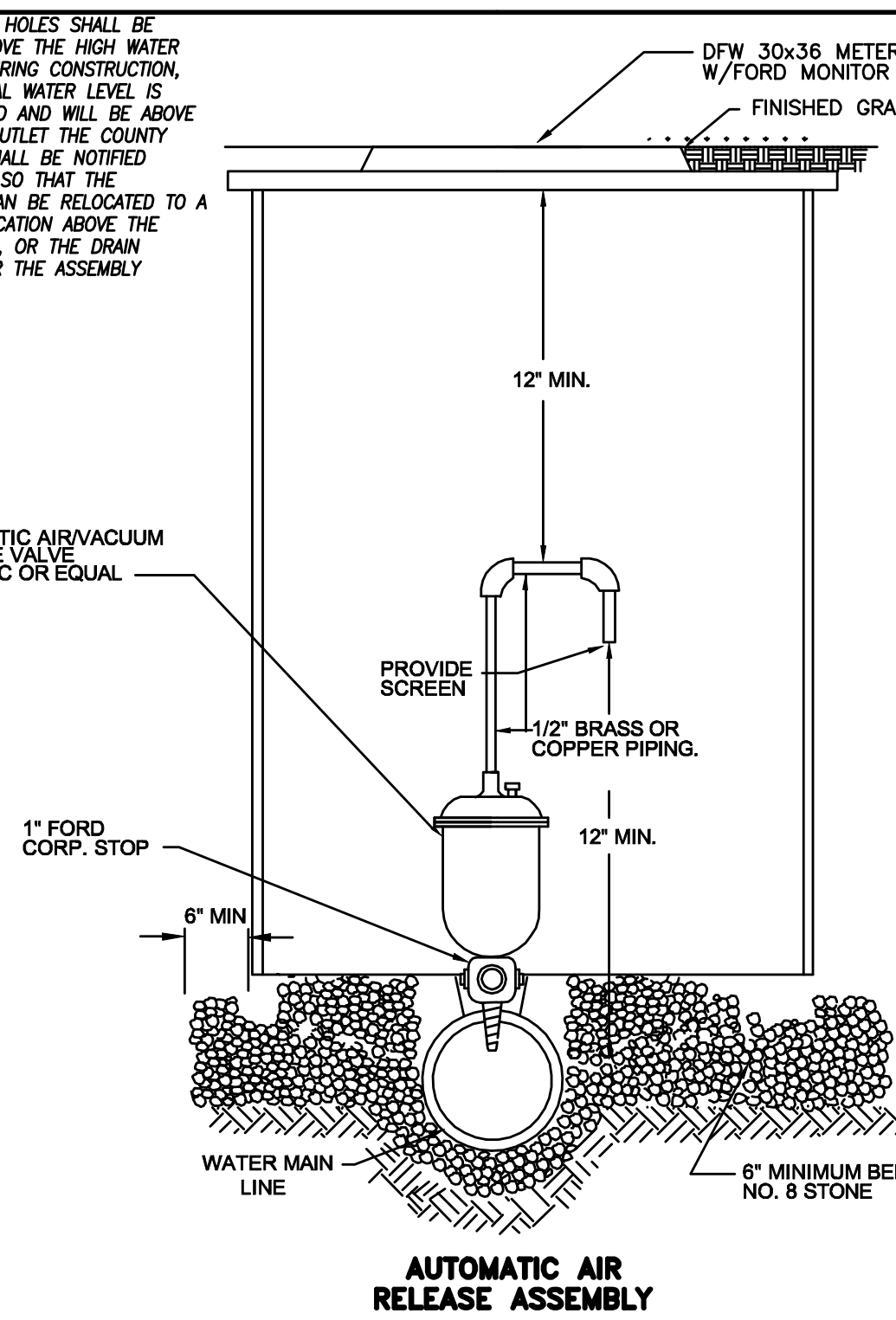
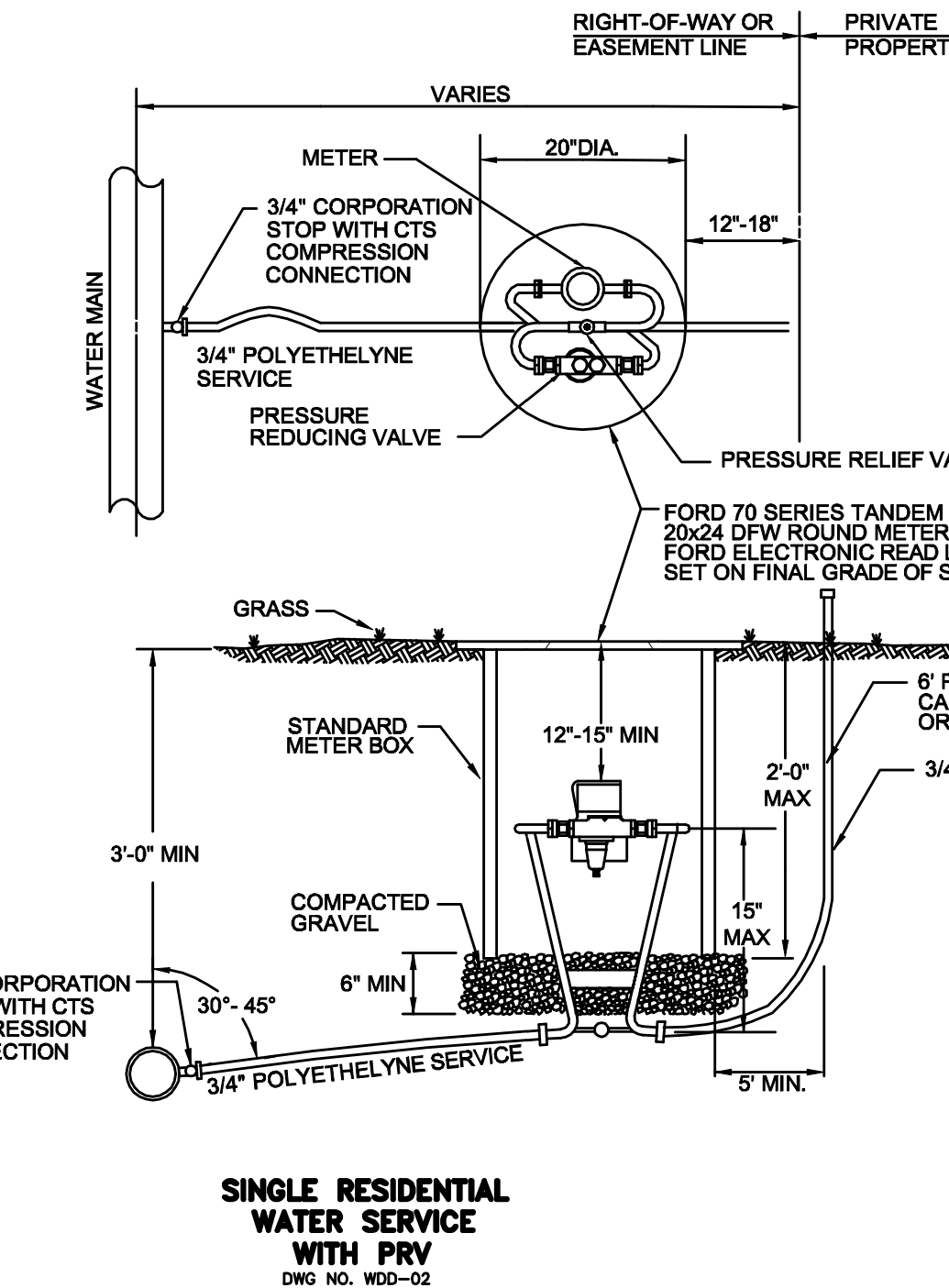
VARIOUS DEVELOPMENT REVISIONS
REVISED PROFILE DESIGN
VARIOUS COUNTY REVIEW COMMENTS



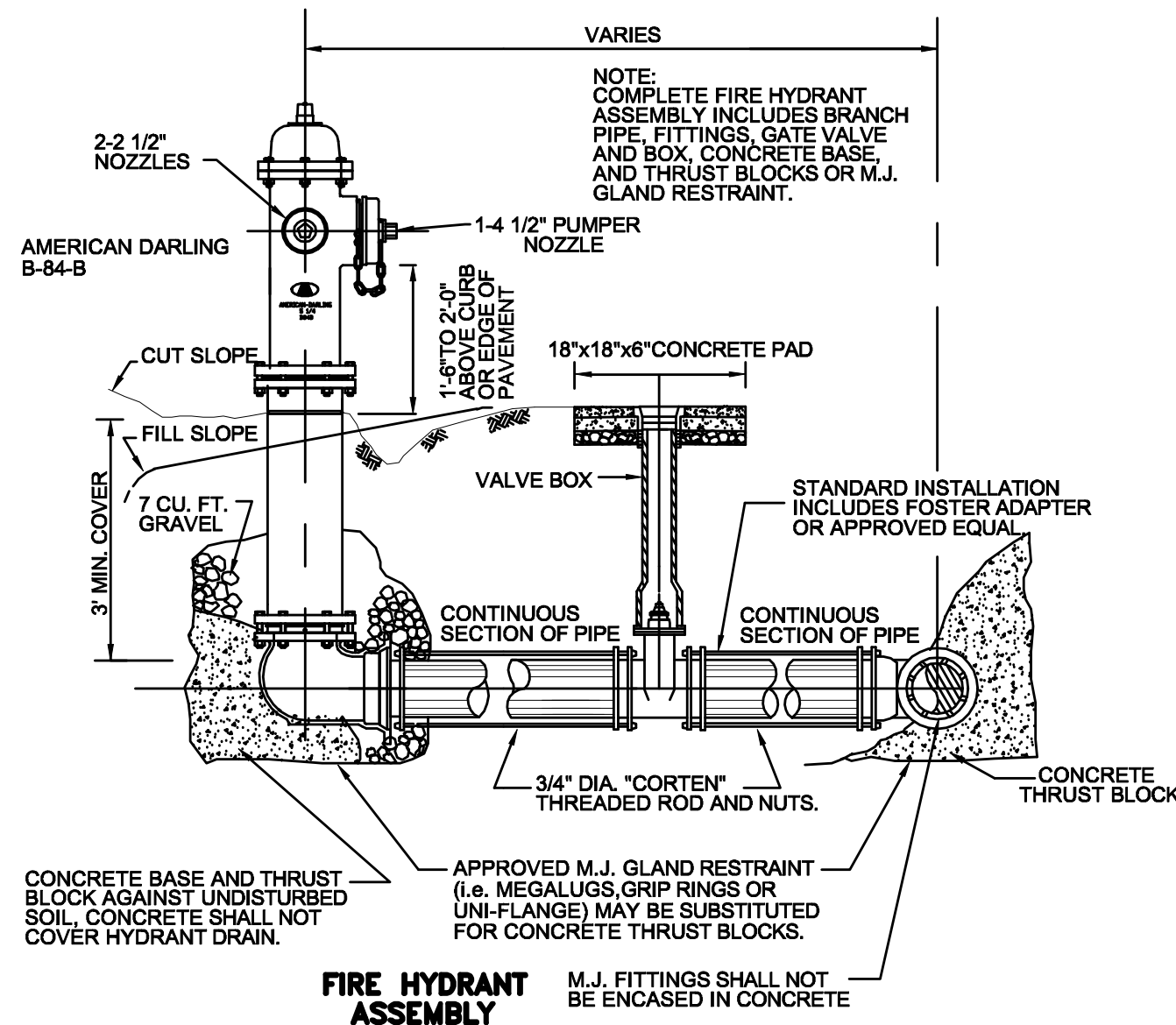




1. FORD METER SETTERS MUST BE USED BY CONTRACTOR.
2. METERS MUST NOT BE INSTALLED IN BOTTOM OF ROADSIDE DITCH.
3. METERS WILL BE PROVIDED AND INSTALLED BY BOTETOURT COUNTY UTILITY DEPARTMENT FOR
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4. METERS SHALL BE SENSUS SRRI WATER METERS.
5. SADDLES MUST BE USED WITH ALL PLASTIC & CLASS 50 DUCTILE IRON PIPE.
6. ALL POLYETHYLENE SERVICE LINES SHALL BE RATED FOR MINIMUM 200 PSI.

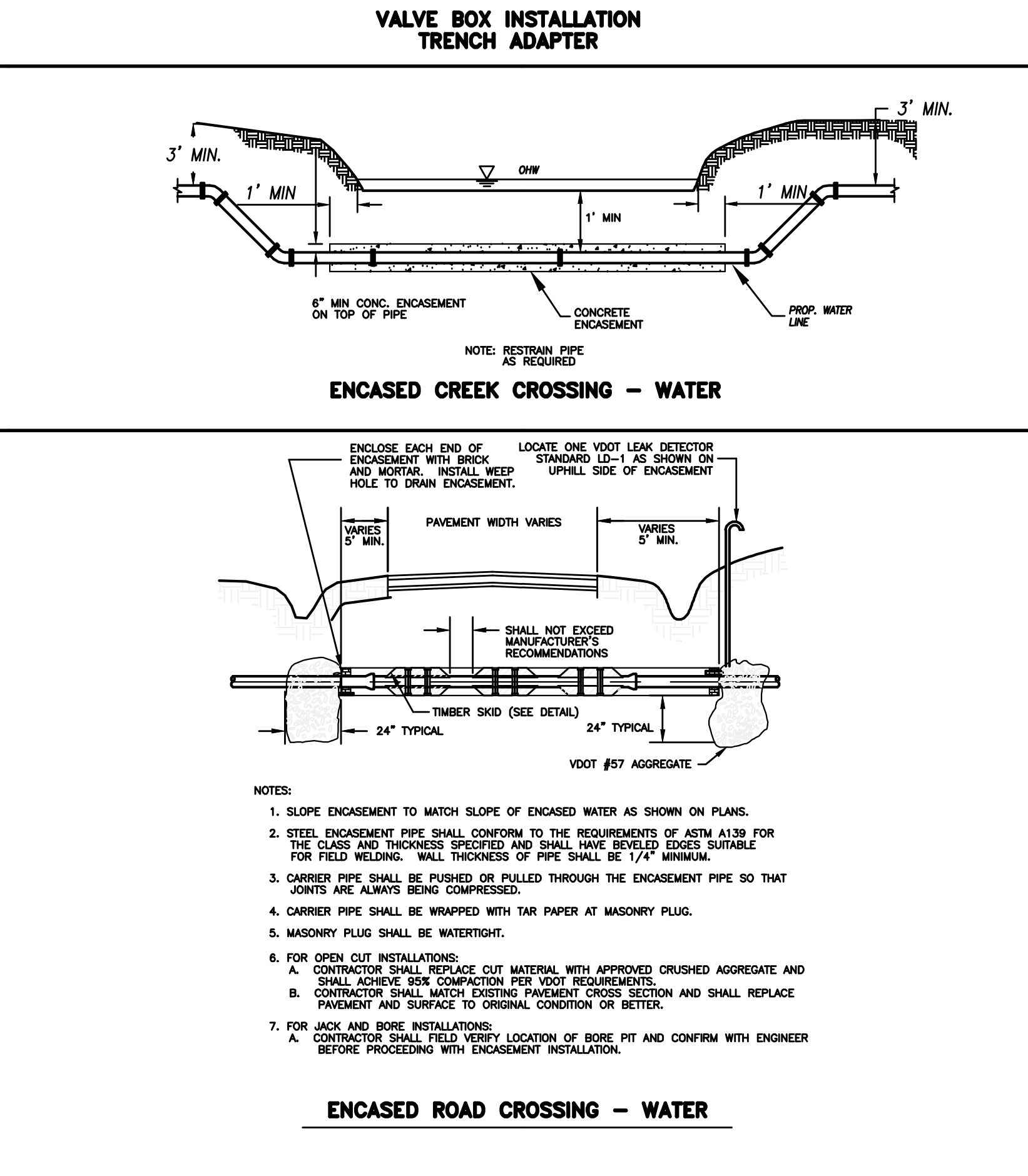
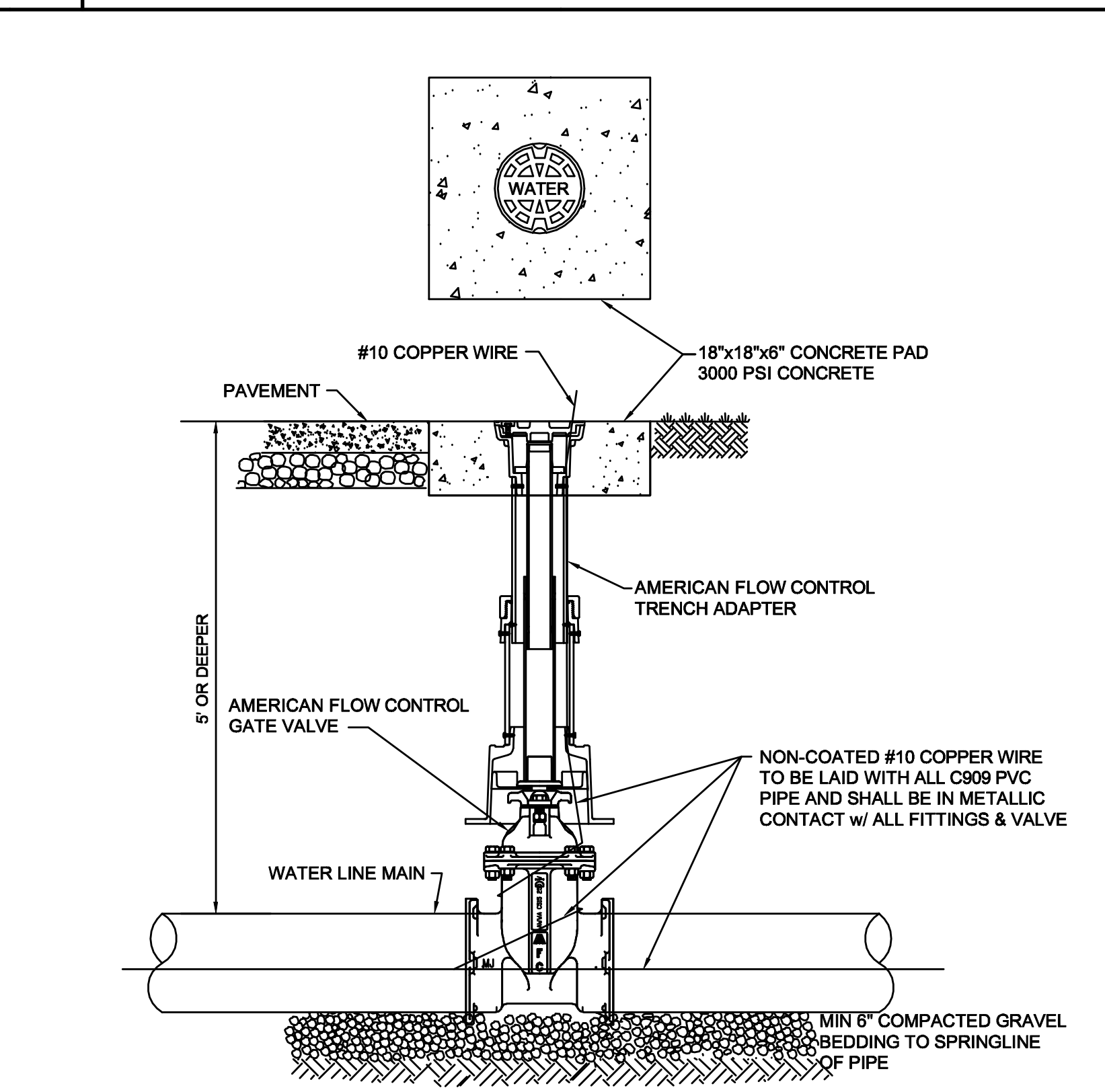
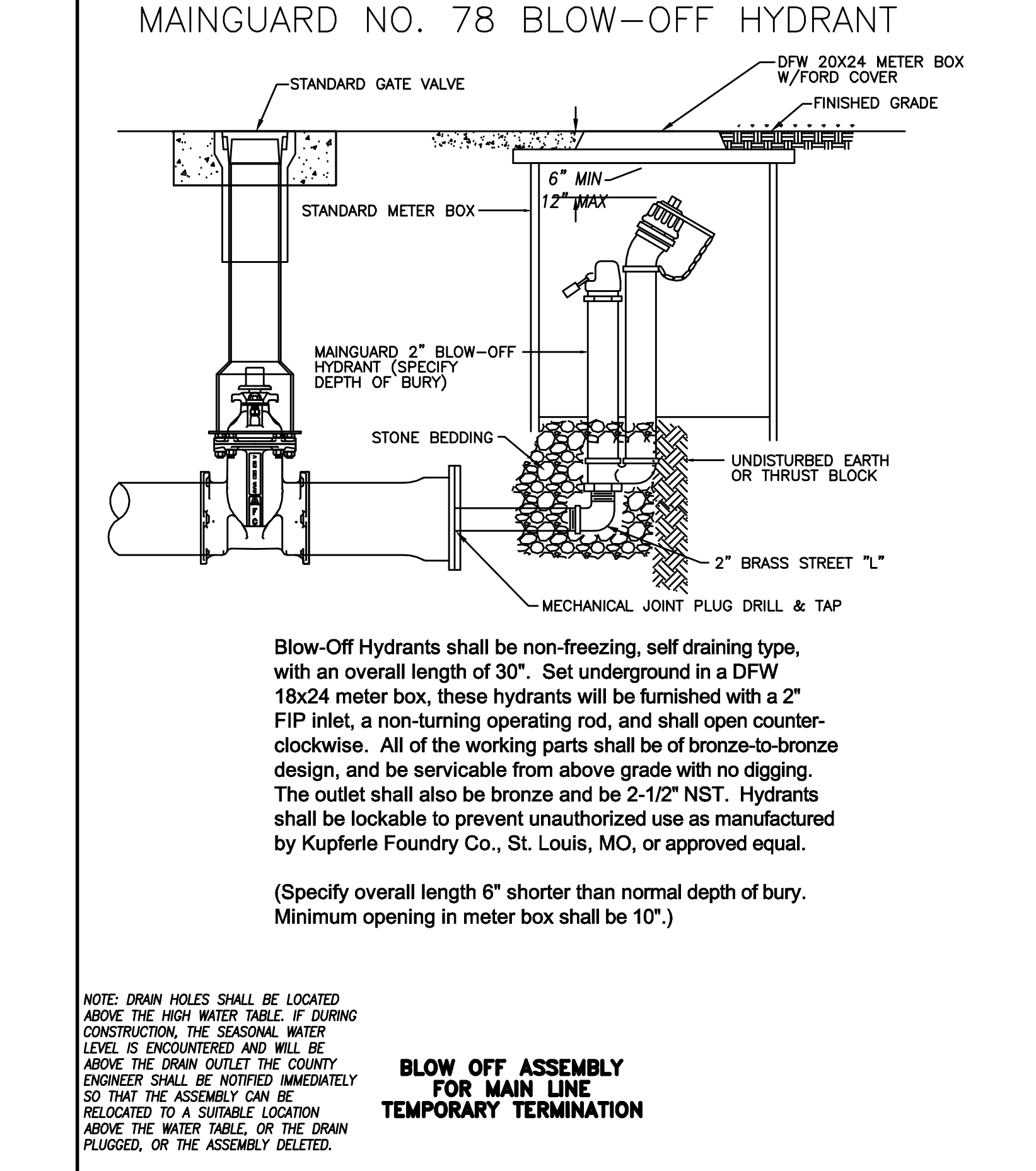
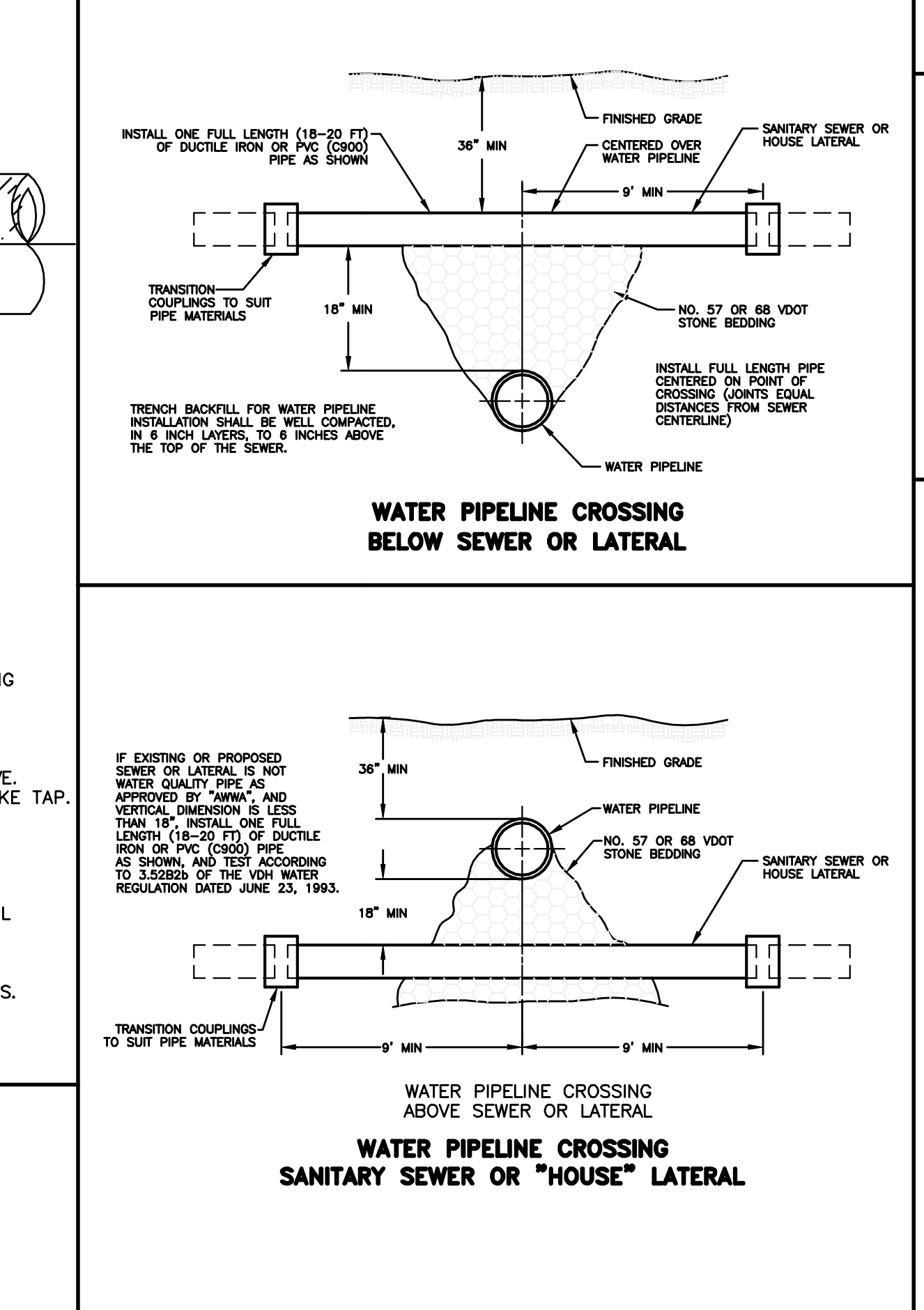
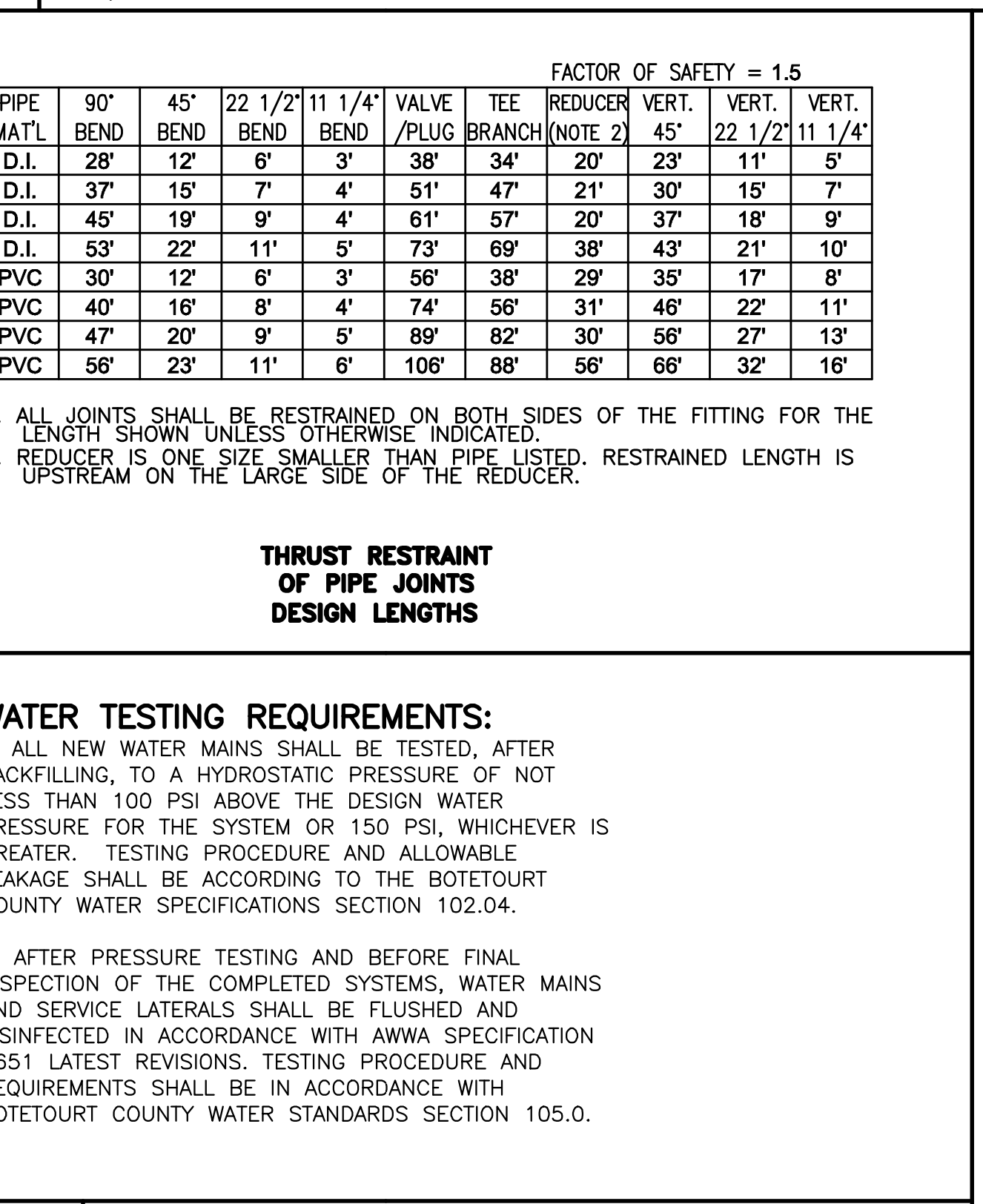
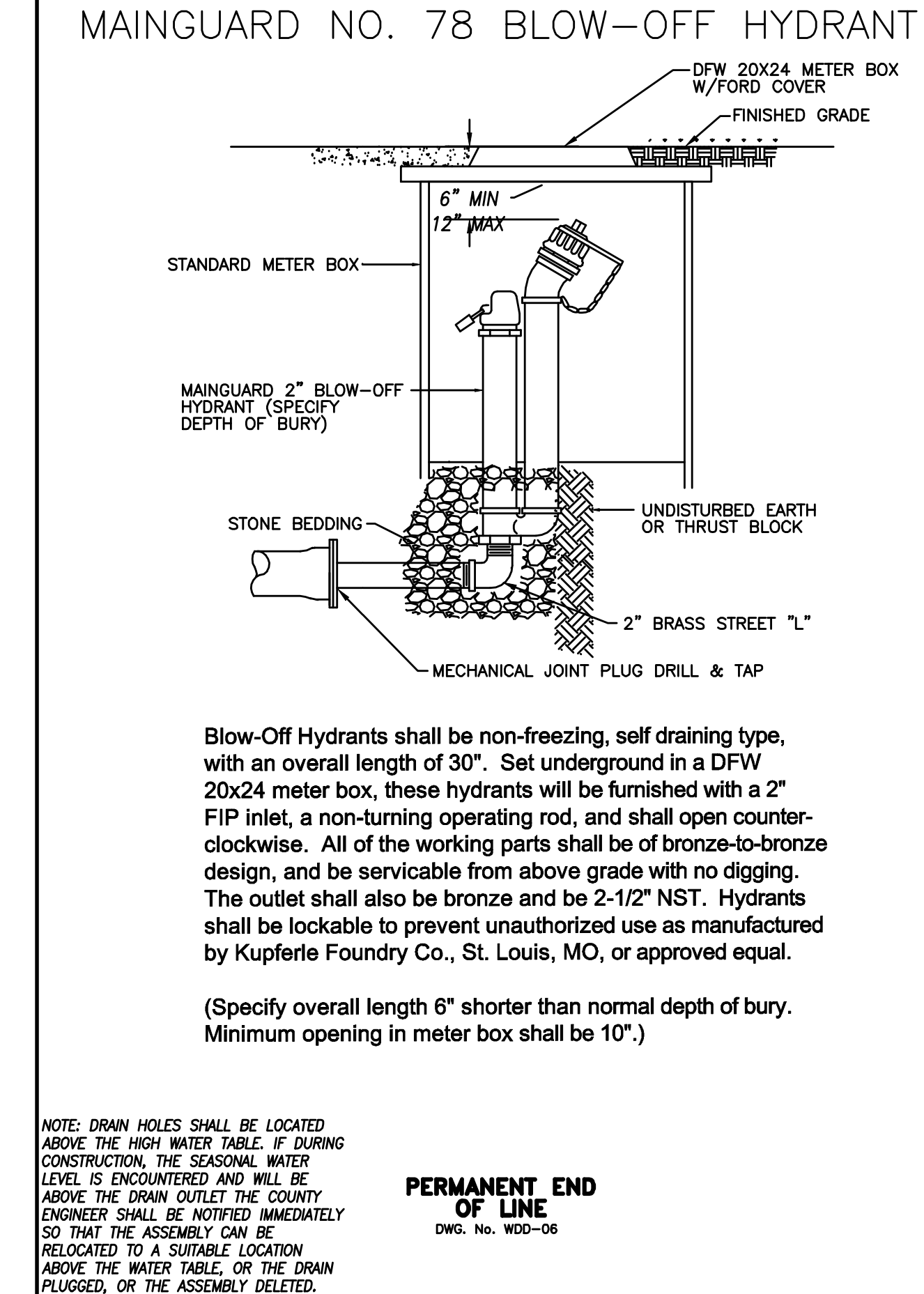
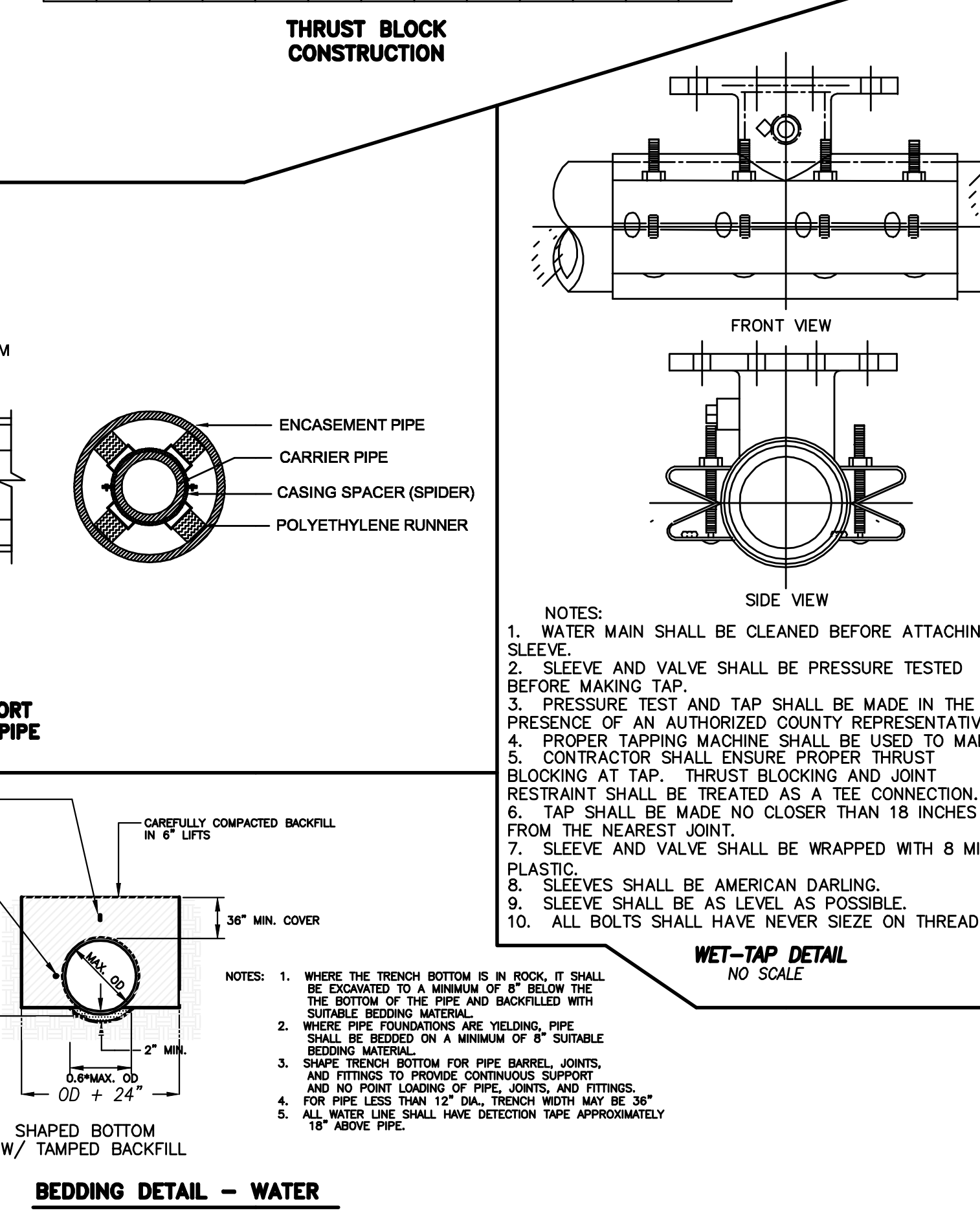
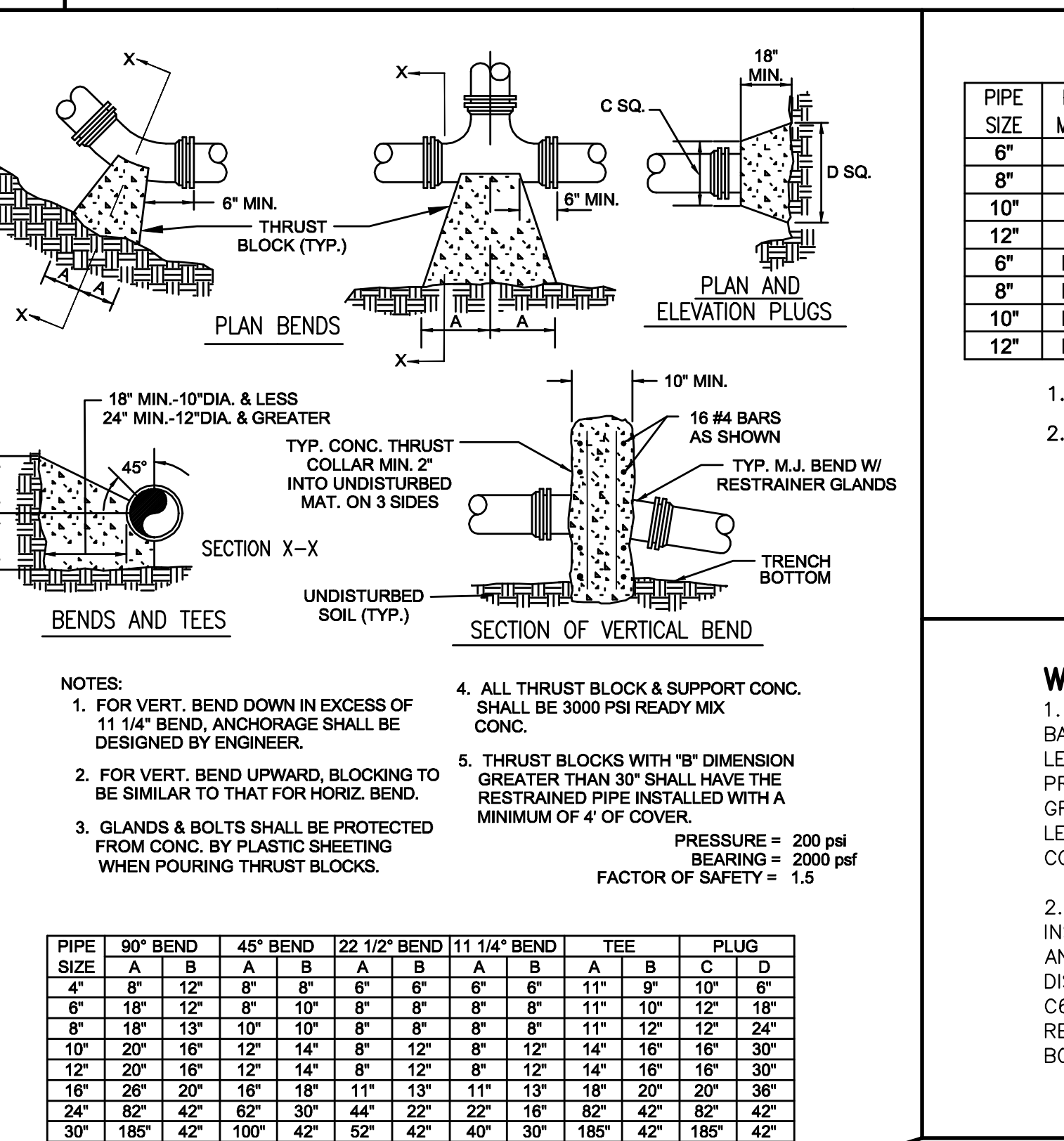
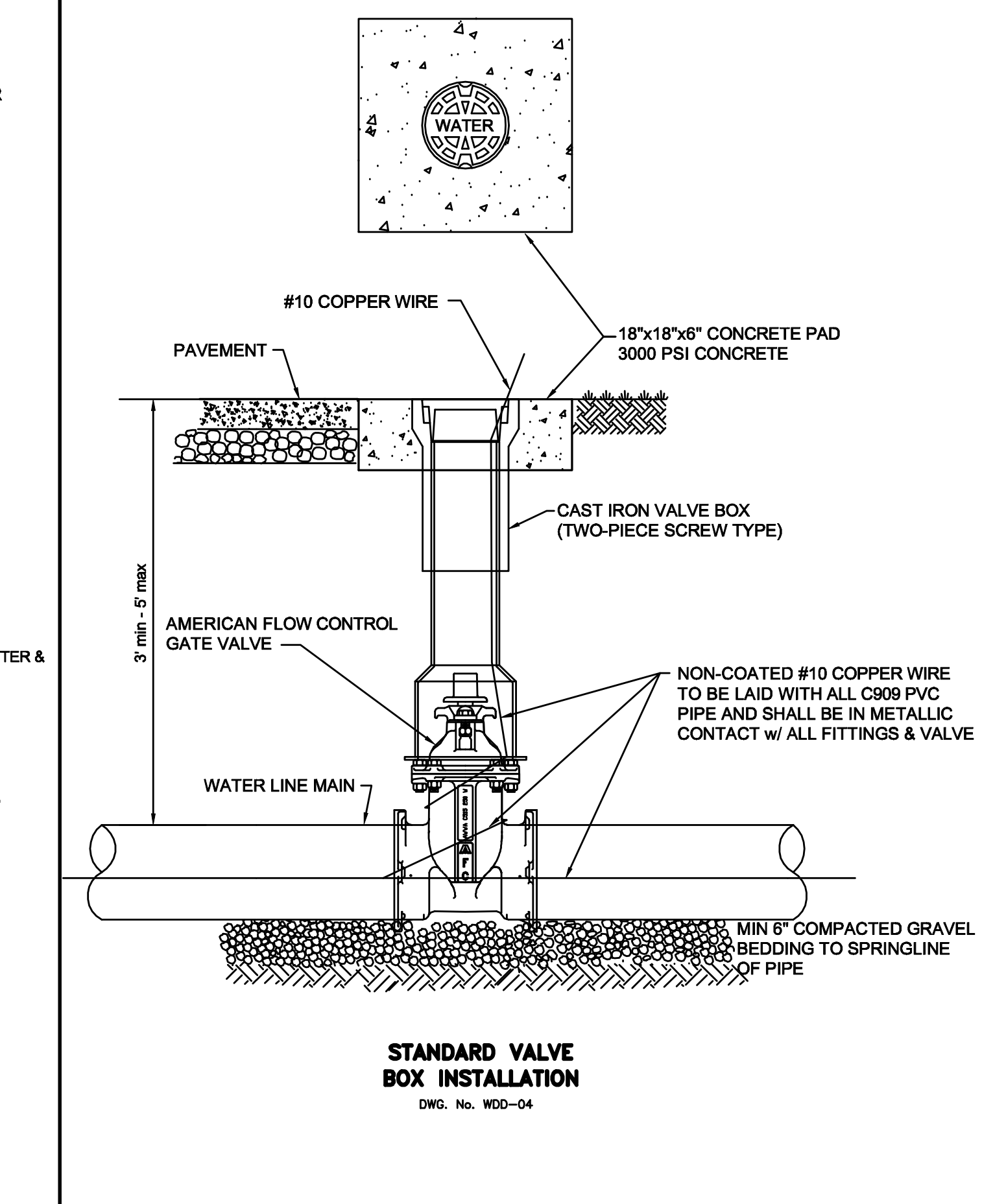
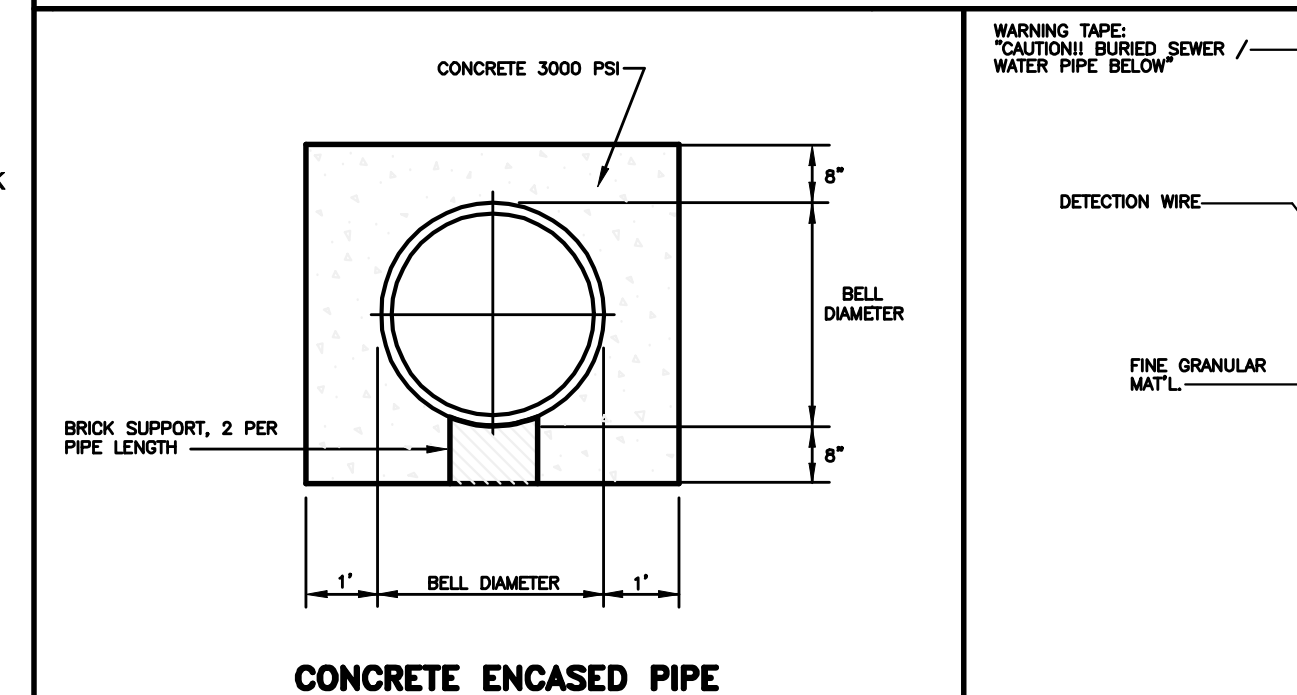
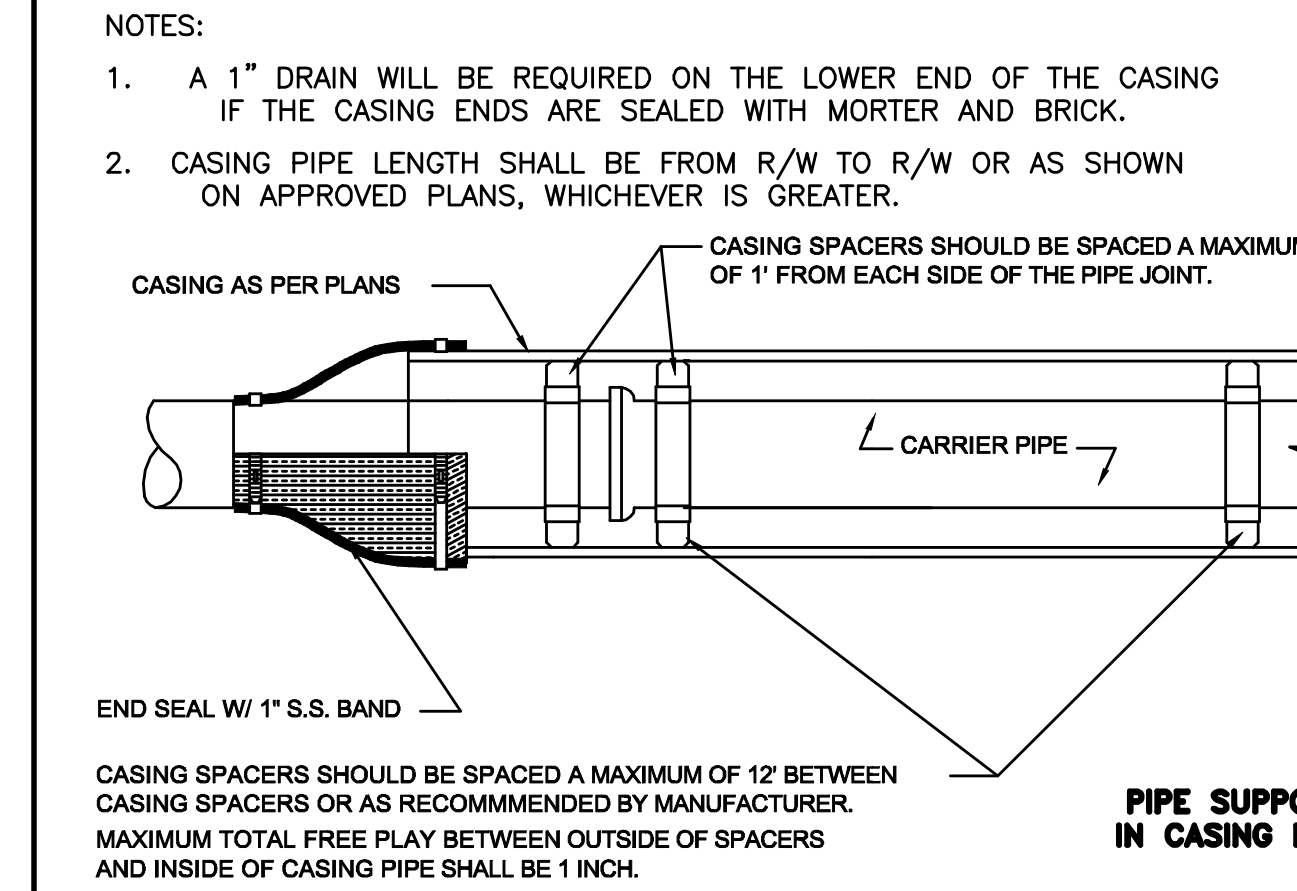
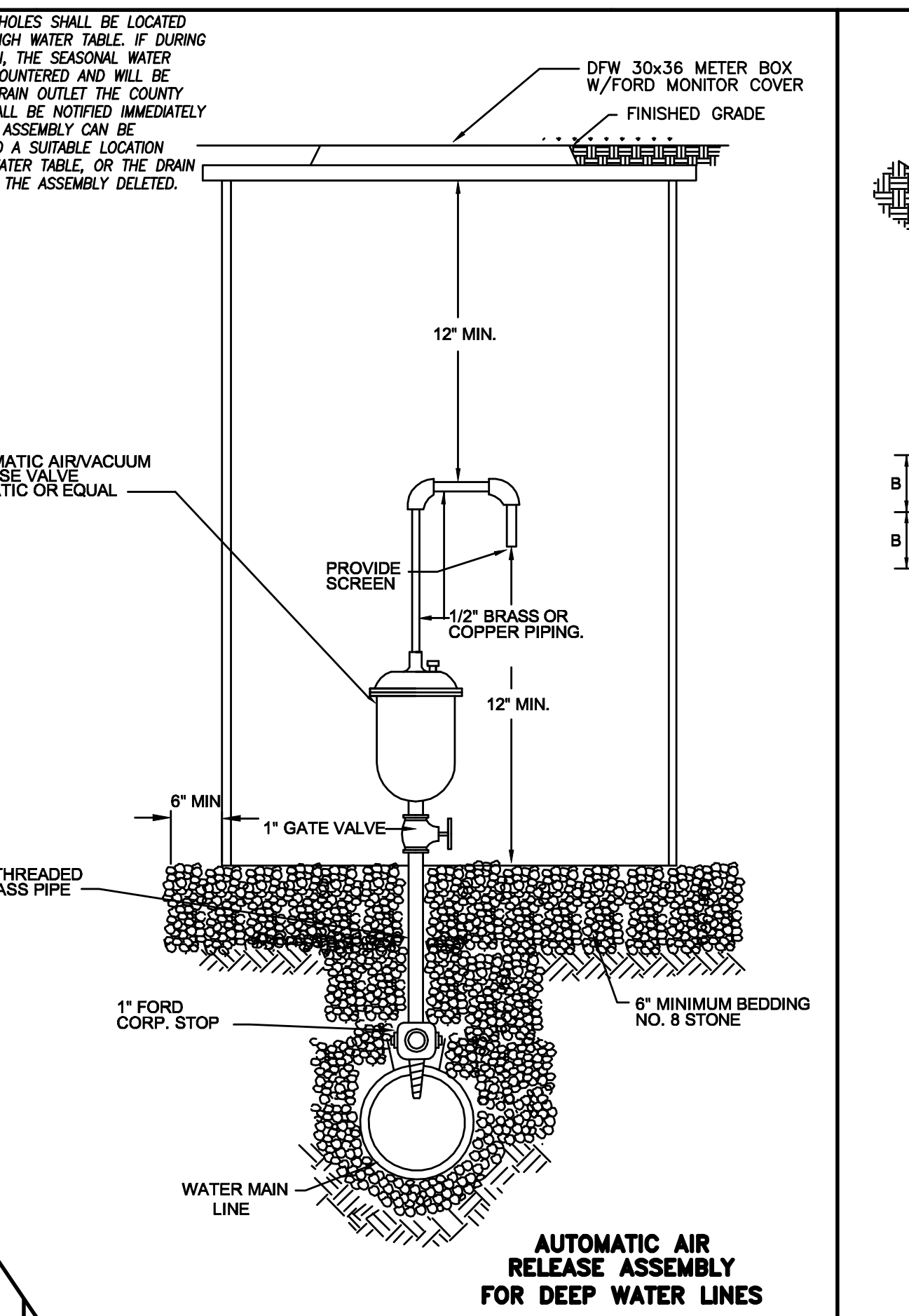
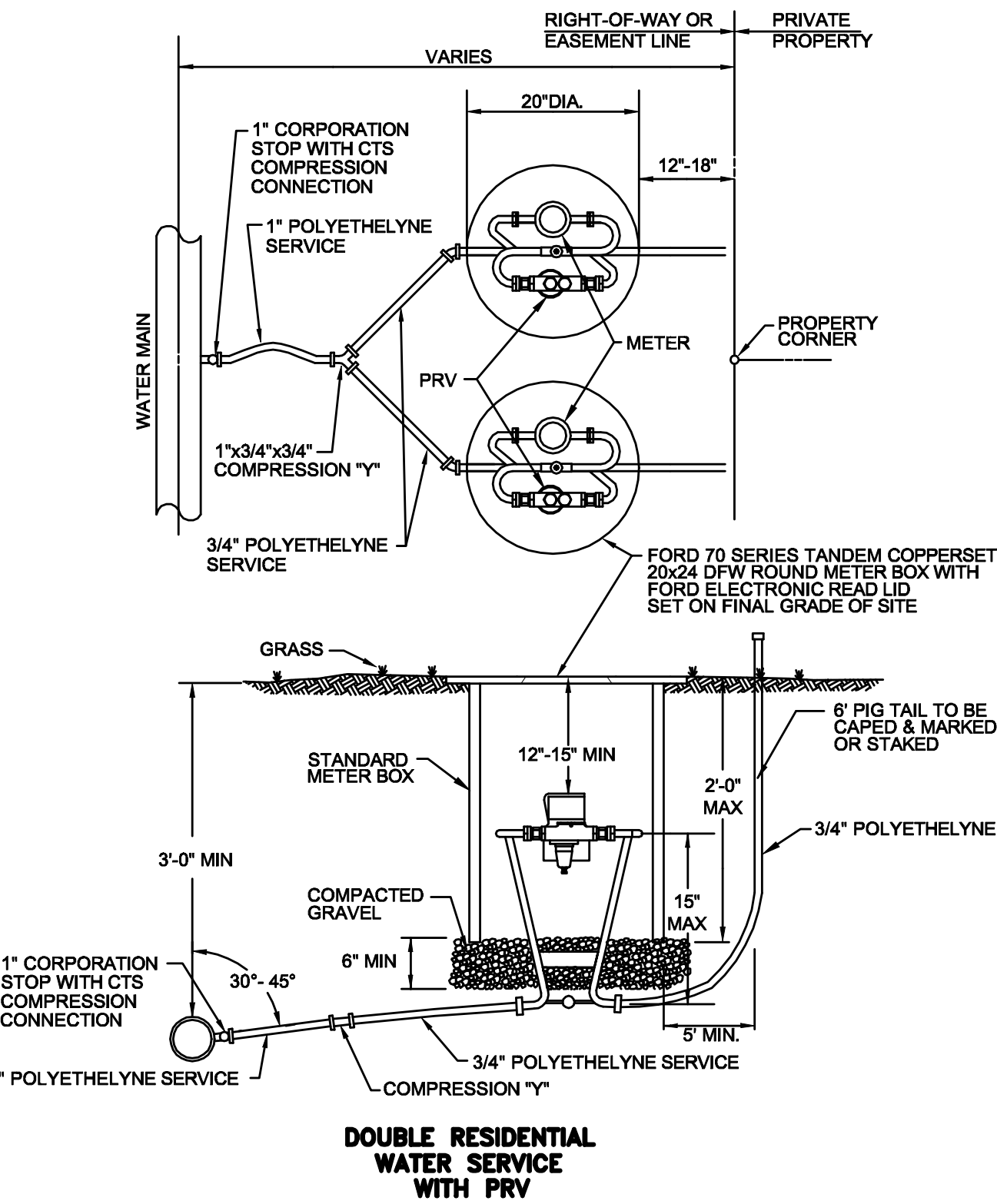


- NOTES:
1. FIRE HYDRANT SHALL BE INSTALLED 2' MIN. AND 4' MAX. FROM BACK OF CURB OR 6' MIN. AND 12' MAX. FROM EDGE OF PAVEMENT BUT NOT IN THE DITCHLINE. FIRE HYDRANT TO BE INSTALLED WITHIN RIGHT-OF-WAY OR EASEMENT LINE.
2. AREA AROUND HYDRANT AT A RADIUS OF 4' TO BE LEVEL AND UNOBSTRUCTED.
3. HIGH PRESSURE (OVER 120 PSI) REQUIRES THE USE ALL 3 RESTRAINTS.
4. FIRE HYDRANT DRAINS THAT ARE NOT PLUGGED SHALL BE DRAINED TO THE GROUND SURFACE OR TO DRY WELLS PROVIDED EXCLUSIVELY FOR THIS PURPOSE.



NOTE: DRAIN HOLES SHALL BE LOCATED ABOVE THE HIGH WATER TABLE. IF DURING CONSTRUCTION, THE SEASONAL WATER LEVEL IS ENCOUNTERED AND WILL BE ABOVE THE DRAIN OUTLET THE COUNTY ENGINEER SHALL BE NOTIFIED IMMEDIATELY SO THAT THE ASSEMBLY CAN BE RELOCATED TO A SUITABLE LOCATION ABOVE THE WATER TABLE, OR THE DRAIN PLUGGED, OR THE ASSEMBLY DELETED.

- NOTES:
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6. ALL POLYETHYLENE SERVICE LINES SHALL BE RATED FOR MINIMUM 200 PSI.



DATE 5/8/08 PROJECT 03083 DESIGNED RHW DRAWN MSJM CHECKED RHW

DESCRIPTION BY DATE REVISIONS

ENGINEERING CONCEPTS, INC. "Creating Success" 28 S. Roanoke Street, P.O. Box 619, Salem, VA 24153, Tel. 540.473.1254

COMMONWEALTH OF VIRGINIA ROBERT H. WAMPLER, JR. No. 34713 PROFESSIONAL ENGINEER

AS-BUILT

PROJECT FRANK AND WALDRON DALEVILLE TOWN CENTER DRAWING WATER DETAILS SHEET C-36

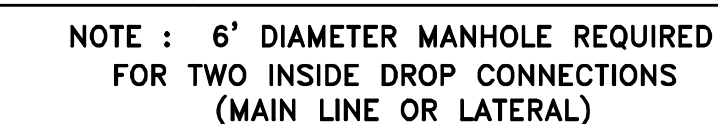
1. TRAFFIC BEARING BOB REQUIRED IN TRAFFIC AREAS.
2. ALL PIPE AND FITTINGS SHALL BE OF SIMILAR MATERIAL.
3. ALL PIPE SHALL BE OF SAME SIZE.
4. NO BENDS ARE ALLOWED IN THE LATERAL FROM THE MAIN TO THE CLEANOUT STACK WYE. (EXCEPT AS NOTED)
5. ALL MAIN LINE TAPS ON ACTIVE MAINS WILL BE PERFORMED BY CONTRACTOR.
6. ALL MAINS TO BE INSPECTED BY THE COUNTY.
6. PIPING BEHIND CLEANOUT TO BE INSTALLED PER BOCA CODE.
7. MINIMUM LATERAL SIZE:
 - 4" FOR RESIDENTIAL SERVICE
 - 6" FOR NON-RESIDENTIAL SERVICE
8. MINIMUM COVER FOR ALL SEWER LATERALS SHALL BE THREE(3) FEET.
9. PROPERTY OWNER'S RESPONSIBILITY FOR INSTALLING CLEANOUT ON PROPERTY LINE WHEN MAINTENANCE OCCURS.



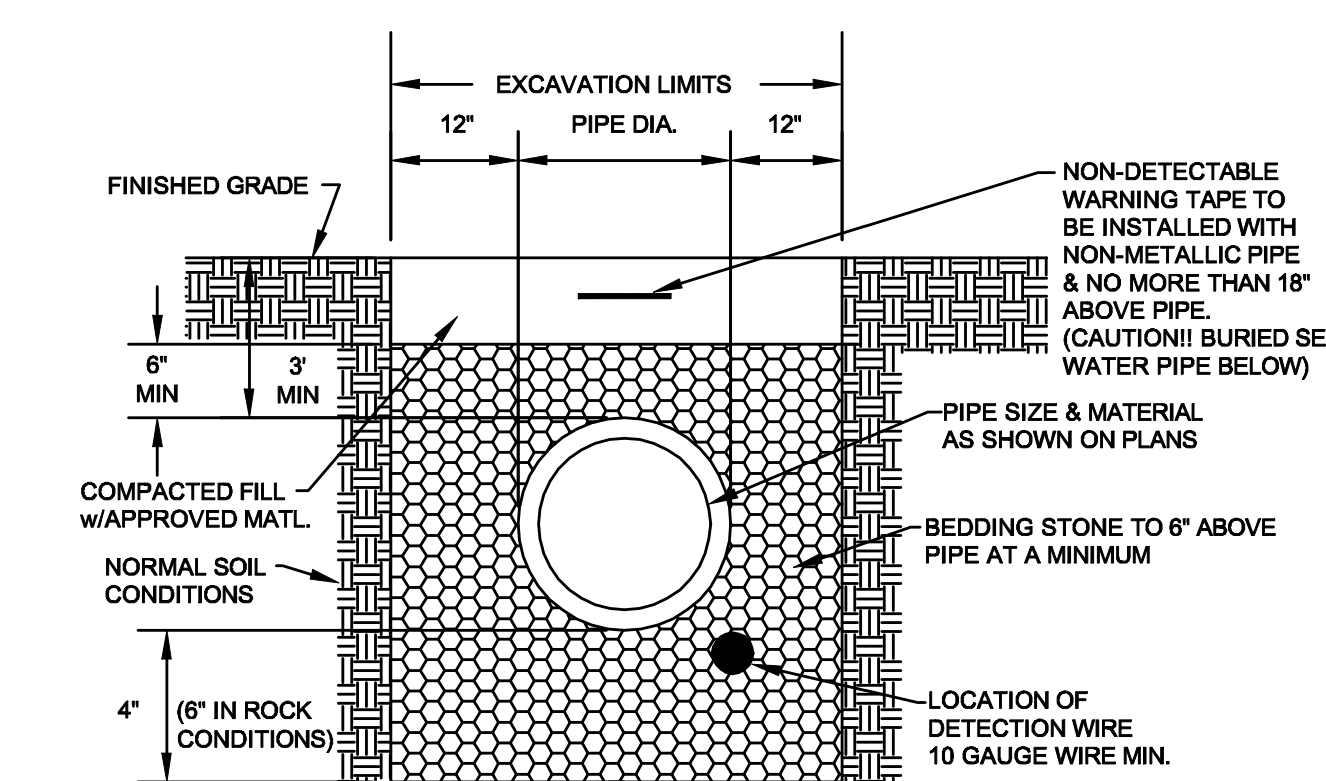
1. ALL MANHOLE FRAMES AND COVERS SHALL BE EAST JORDAN IRON WORKS, INC. WATERTIGHT MANHOLE FRAME MODEL #10452. WATERTIGHT COVER MODEL #10446. NO BOLT-DOWN MANHOLE COVER MODEL #10446CLGS.
2. BOLT-DOWN MODEL TO BE USED IN AREAS SUBJECTED TO TRAFFIC OR OTHER LOADS IN BOZEMAN COUNTY.
3. STEPS TO BE VERTICALLY ALIGNED.
4. THE FRAME AND COVER SHALL BE PROPERLY SET WITHIN THE EXISTING CURB AND GUTTER MANHOLE STRUCTURE AND BOLTED IN PLACE.
5. FLAT TOP MANHOLES MAY ONLY BE SUBSTITUTED FOR THE STANDARD MANHOLE WHEN THE FRAME OR COVER IS USED. THE ECCENTRIC OPENING MUST LINE UP WITH THE STEPS.
6. SAMPLING MANHOLES IN TRAFFIC AREAS SHALL BE CONSTRUCTED AS PER MANHOLE DETAIL.
7. FLEXIBLE JOINT MANHOLE CONNECTION SHALL BE AS MANUFACTURED BY PRES-SEAL GASKET OR EQUAL.



DISTANCE FROM THE TOP OF THE MANHOLE FRAME TO THE FIRST STEP SHALL NOT EXCEED 18" WITH OR WITHOUT GRADE RINGS.



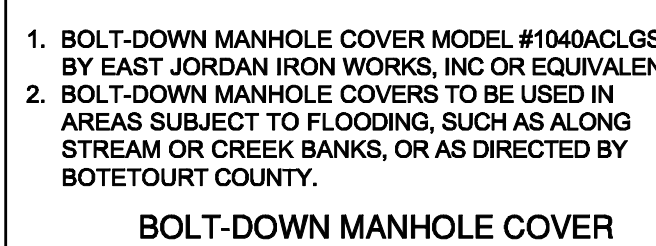
MANHOLE OR LATERAL
INSIDE DROP DROP



STONE BEDDING FOR SANITARY SEWER

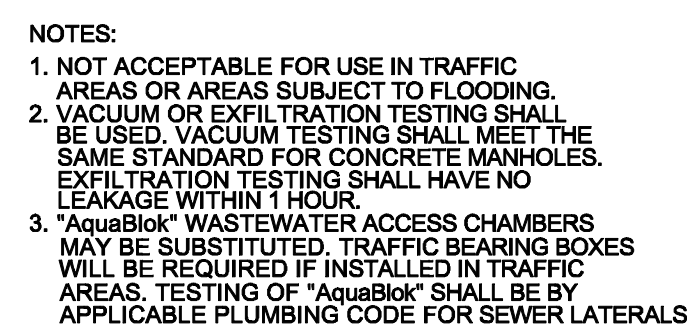
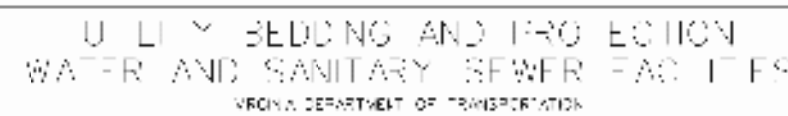


WATERTIGHT/STANDARD MANHOLE COVER



1. BOLT-DOWN MANHOLE COVER MODEL #1040ACLS BY EAST JORDAN IRON WORKS, INC OR EQUIVALENT
2. BOLT-DOWN MANHOLE COVERS TO BE USED IN AREAS SUBJECT TO FLOODING, SUCH AS ALONG STREAM OR CREEK BANKS, OR AS DIRECTED BY BOTETOURT COUNTY.

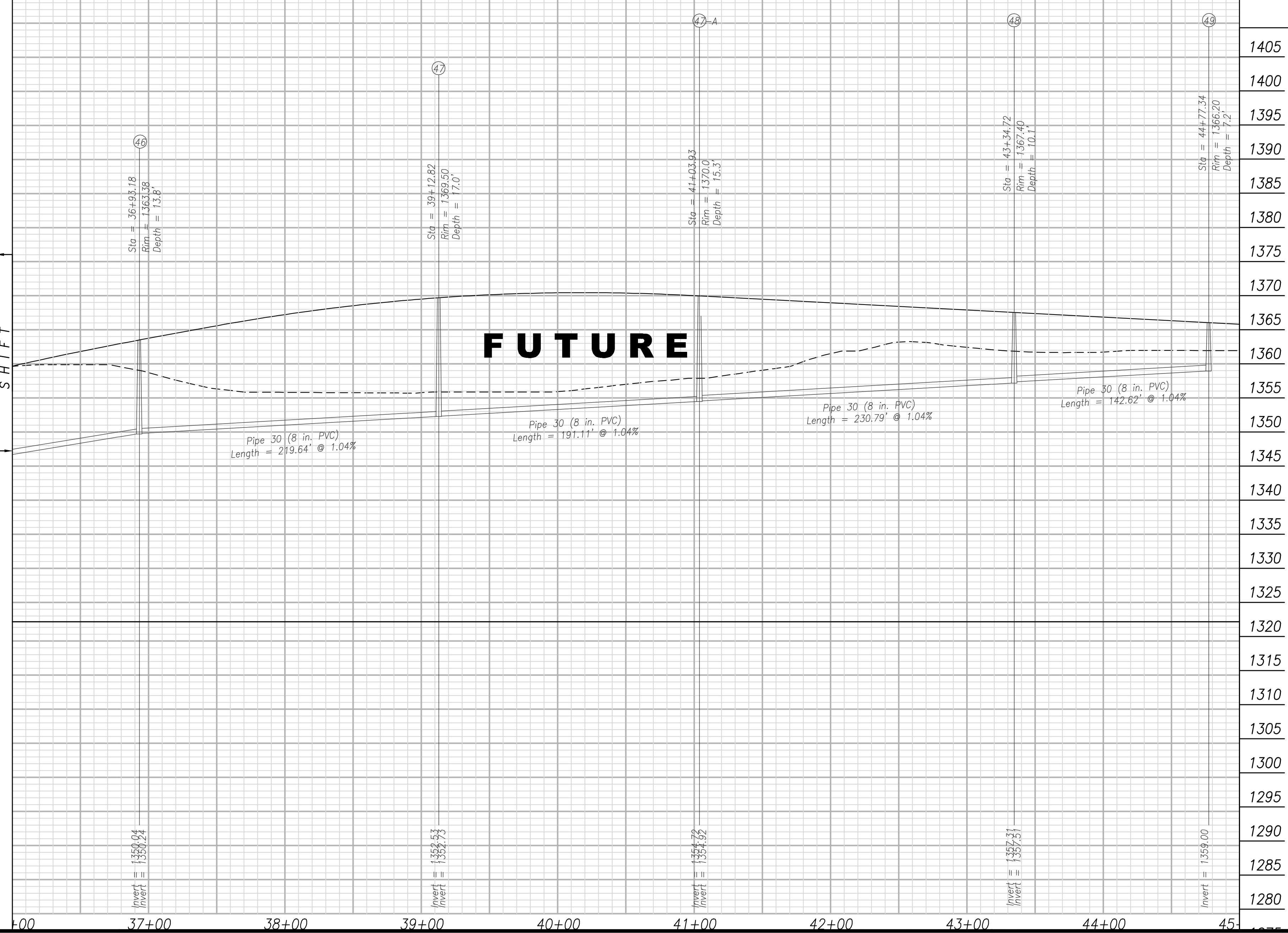
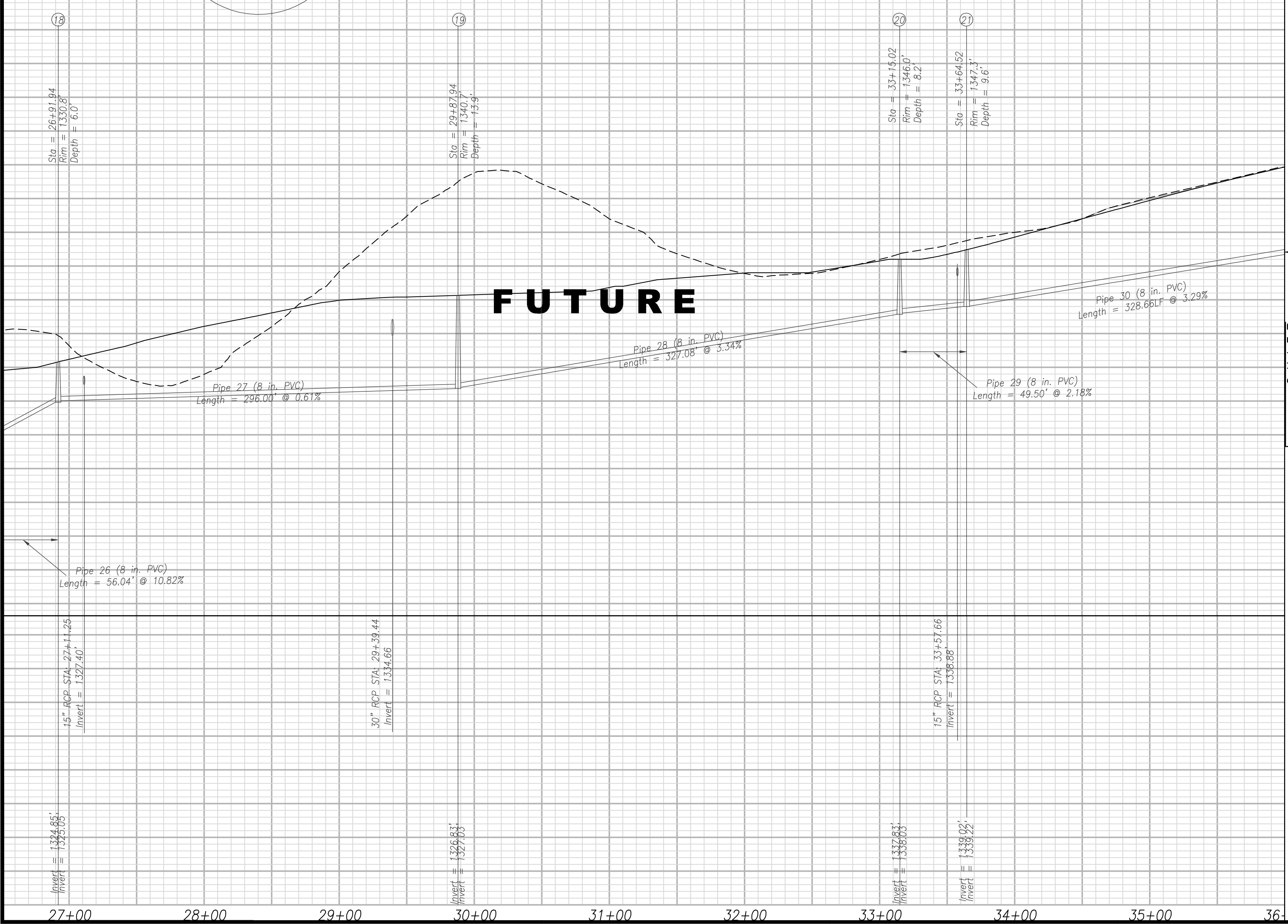
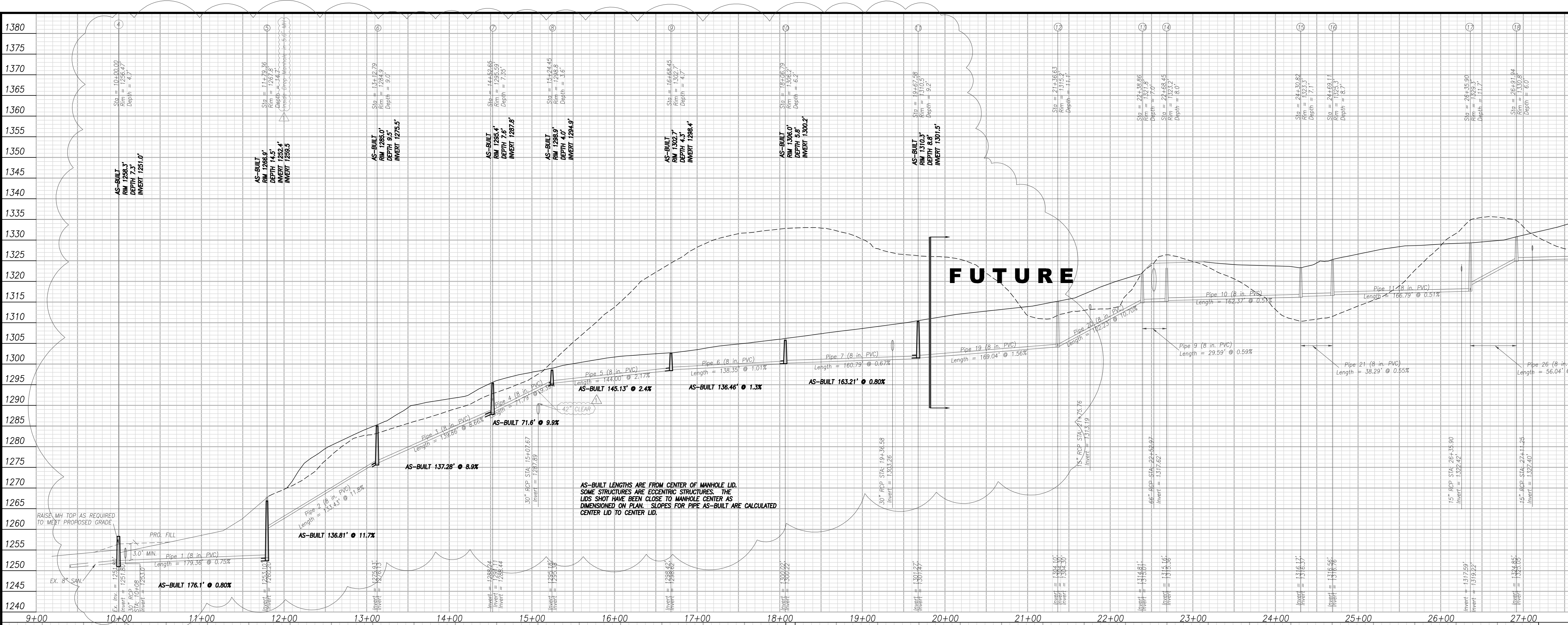
BOLT-DOWN MANHOLE COVER



4. 2' DIA. CONCRETE WELL CASING
3000 PSI MAY BE SUBSTITUTED
FOR ULTRA-RIB PIPE. ANY VERT.
JOINTS IN THE CASING PIPE MUST
BE BY BELL & SPIGOT
CONNECTION WITH MASTIC.



NTS

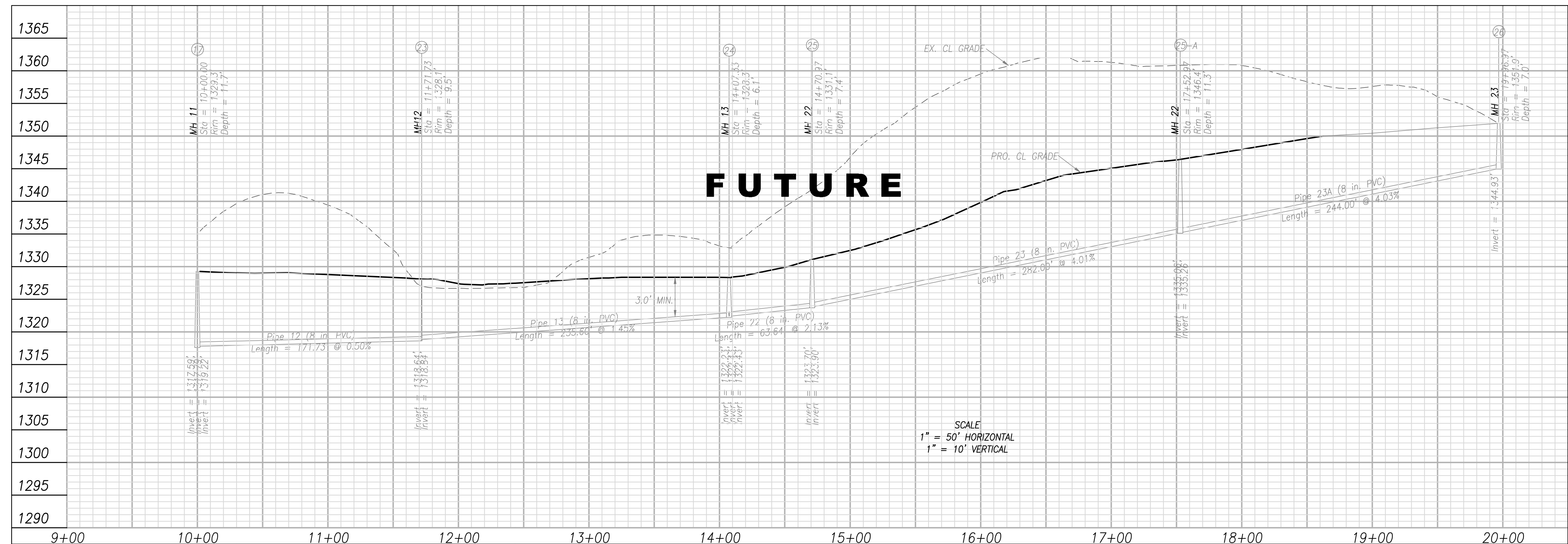
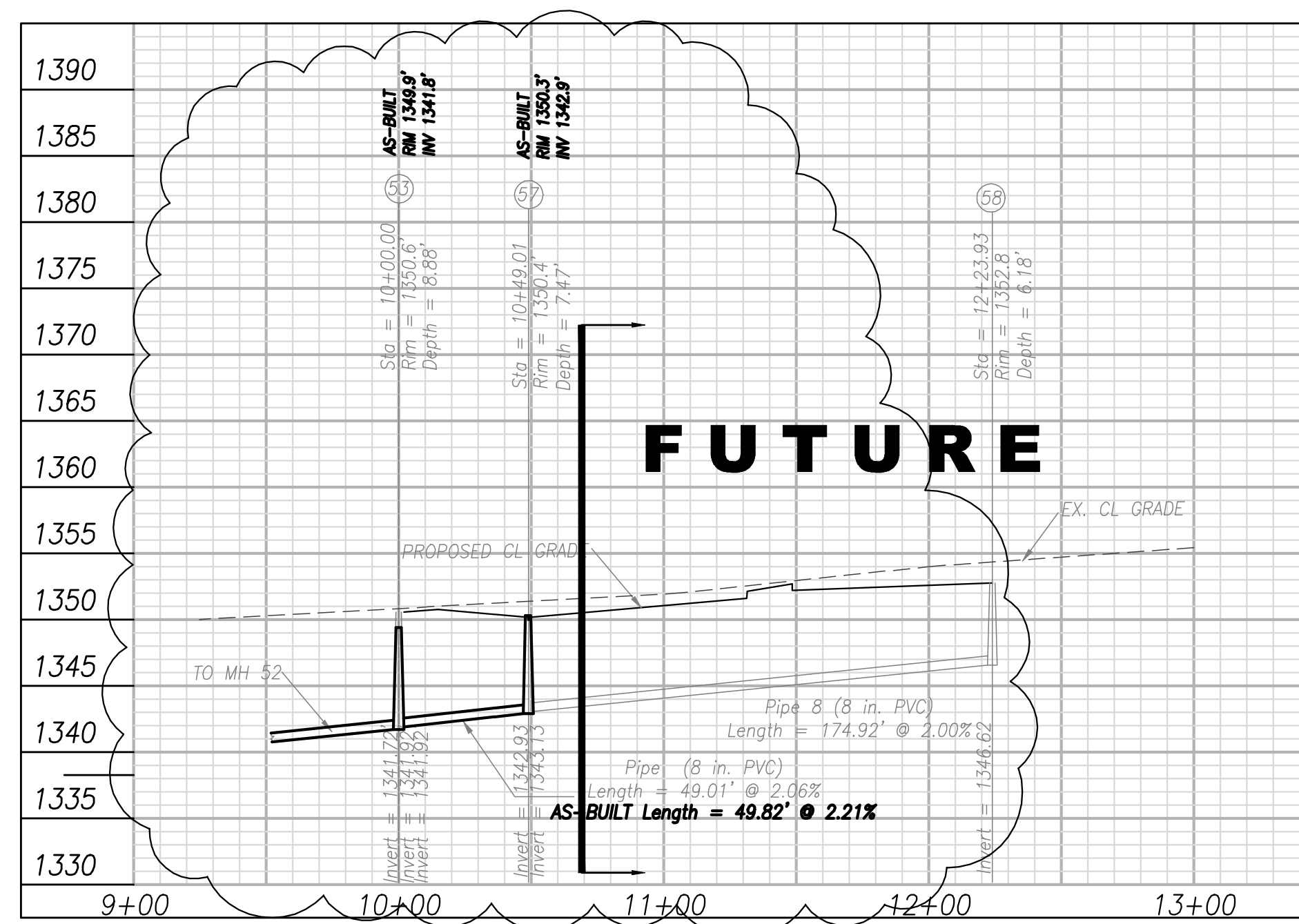
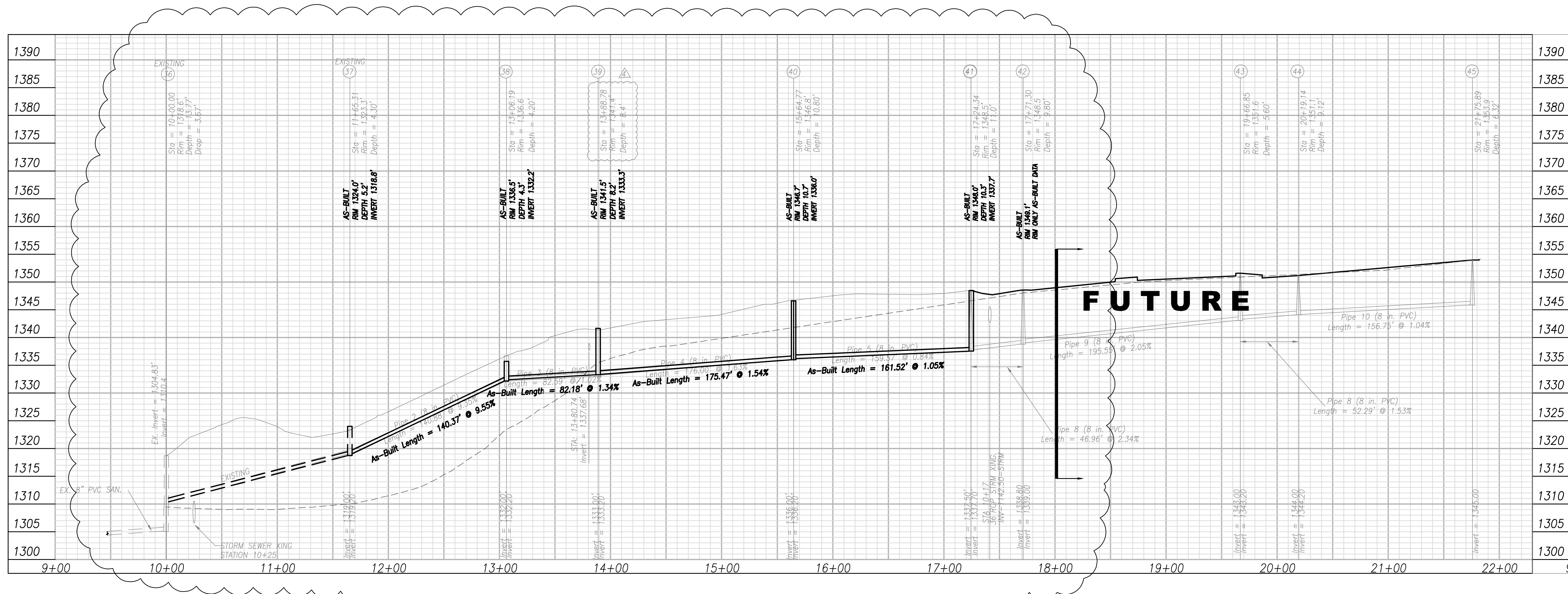


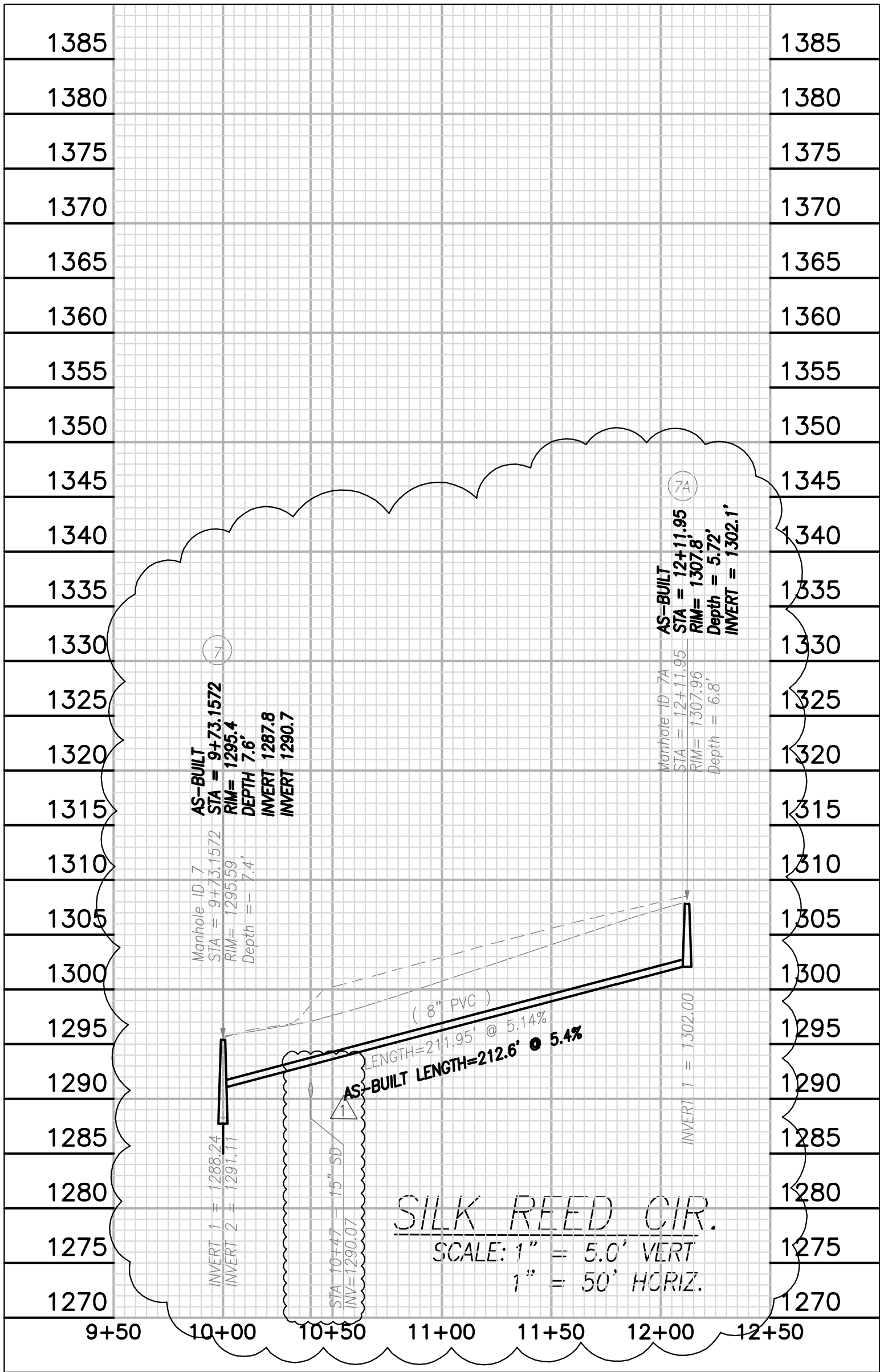
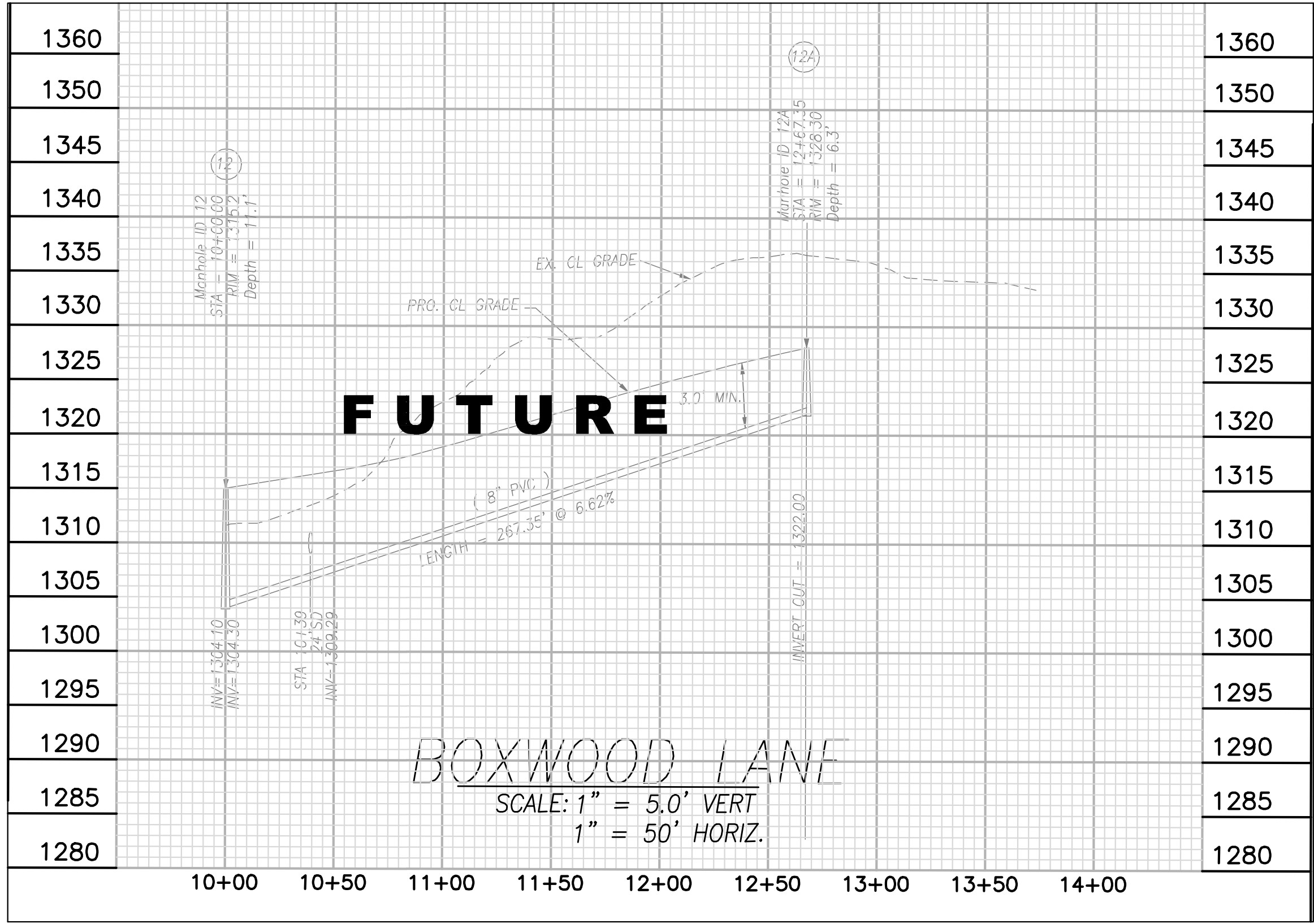
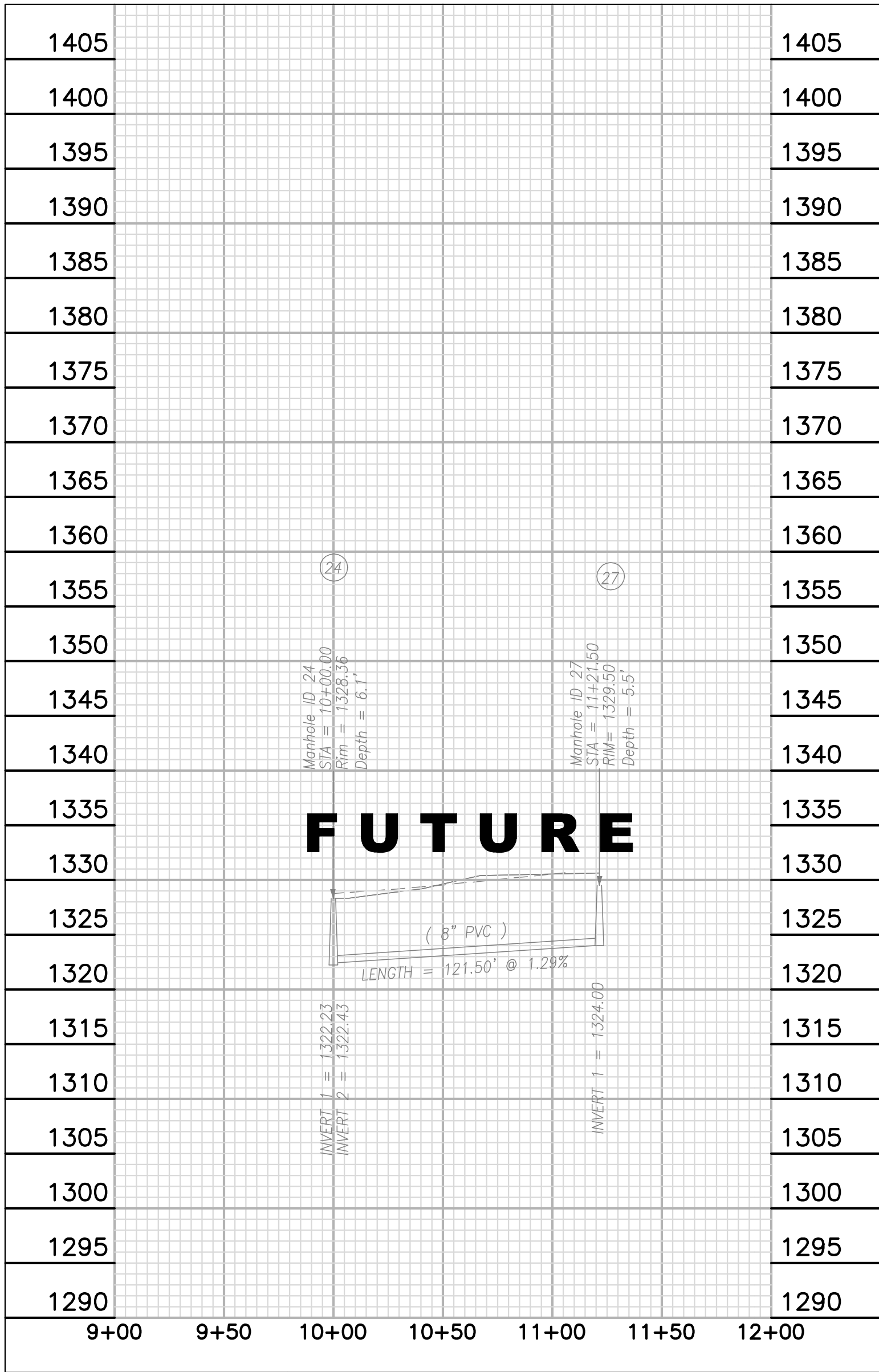
DATE 5/8/08
PROJECT 03083
DESIGNED RHW
DRAWN MSMJ
CHECKED RHW

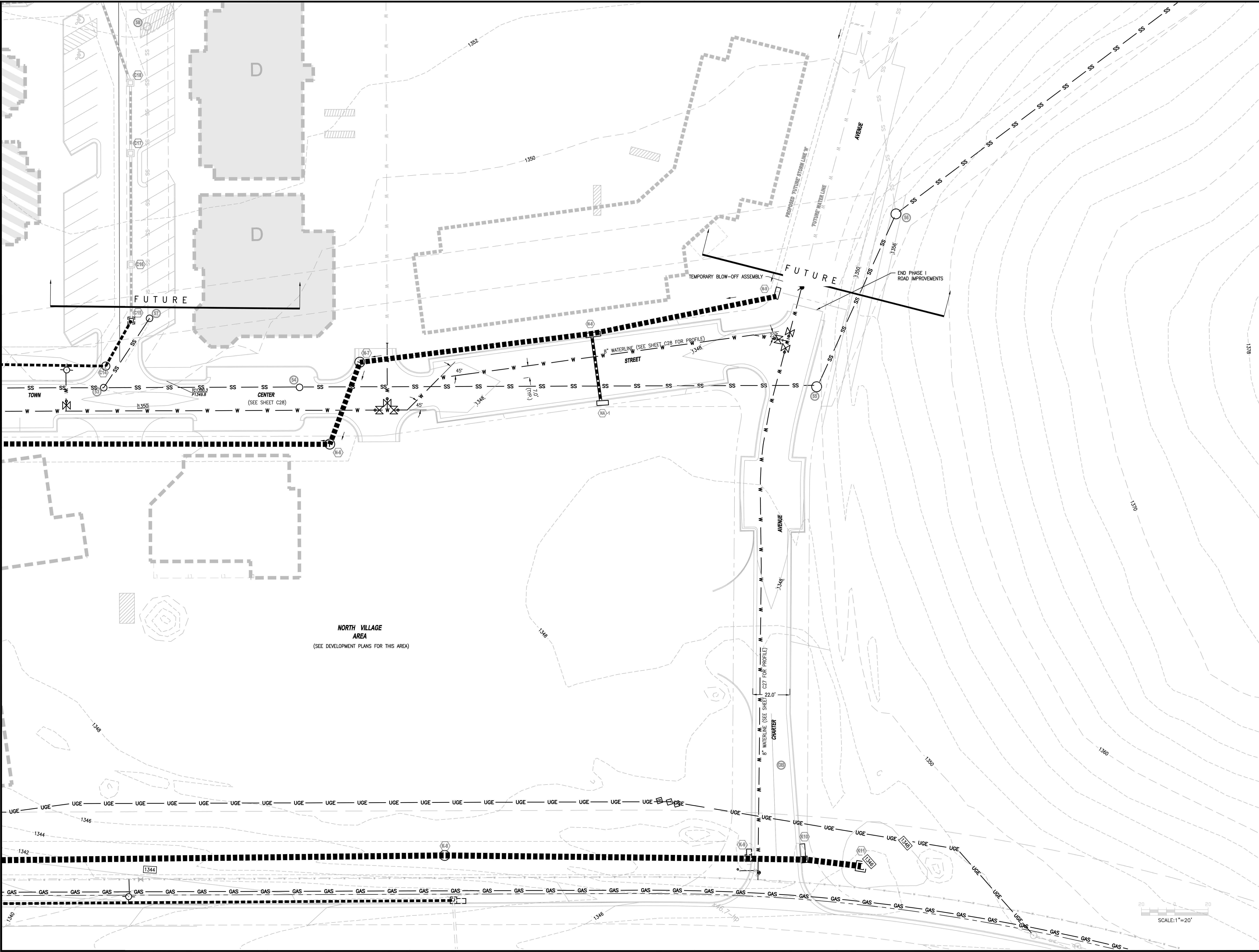
ENGINEERING
CONCEPTS, INC.
"Creating Success"
20 S Beaulieu Street, PO Box 619
540-473-1253 Fax 540-473-1254

PROJECT FRALIN AND WALDRON
DALEVILLE TOWN CENTER
DRAWING SANITARY SEWER PROFILES
SHEET C-38

VARIOUS COUNTY REVIEW COMMENTS
DESCRIPTION
MARK DATE
3/10/08
BY
MSMJ
REVISIONS







PROJECT
FRAN AND WALDRON
DALEVILLE TOWN CENTER

CHARTER AVE. / TOWN CENTER ST.
INTERSECTION DEVELOPMENT PLAN

SHEET
SUPPLEMENTAL
SHEET

ENGINEERING
CONCEPTS, INC.
"Creating Success"
20 S. Riverside Street, P.O. Box 619
540-473-1253 fax 540-473-1254

STATE OF VIRGINIA
PROFESSIONAL ENGINEER
ROBERT H. WAMPLER, JR.
No. 34713

ENGINEERING
CONCEPTS, INC.
"Creating Success"

DATE 5/8/08
PROJECT 03083
DESIGNED RHW
DRAWN MSMJ
CHECKED RHW

VARIOUS DEVELOPMENT REVISIONS
BOTETOURT COUNTY, VDH, DEQ COMMENTS
VARIOUS CO. REVIEW COMMENTS

BY
MSMJ
RHW

DATE
07/07/08
5/8/08
03/06/08

MARK
DATE
REVISIONS