

GENERAL DEVELOPMENT NOTES:

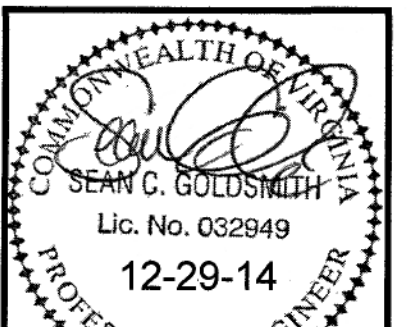
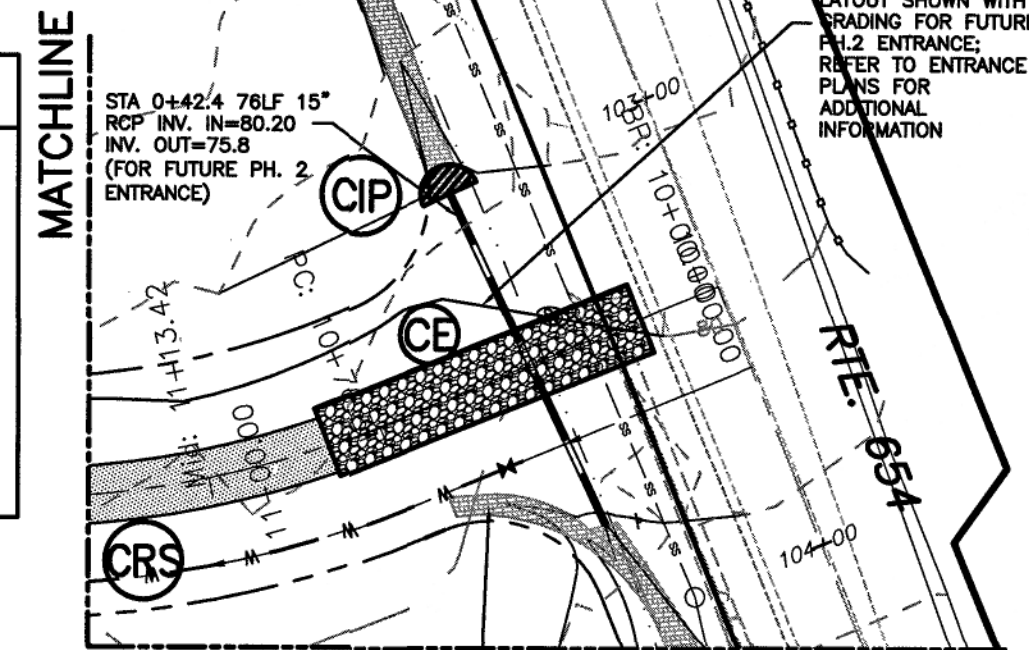
- 1) ALL CONSTRUCTION TRAFFIC SHALL BE DIRECTED TO SITE FROM THE CONSTRUCTION ENTRANCE ON RTE. 654 UNTIL PHASE 1 DWELLINGS ARE READY FOR SALE AND OCCUPANCY
- 2) GRADING SHOWN ON THESE PLANS IS ONLY FOR PHASE 1 DEVELOPMENT. THIS INCLUDES THE INSTALLATION OF THE STORM SEWER STRUCTURES AND PIPING SHOWN HEREON. AT THE CONTRACTOR'S DISCRETION, THE STORM SEWER FOR THE FUTURE PRIVATE ROAD #3 IS NOT REQUIRED TO BE INSTALLED DURING THE INITIAL GRADING OPERATIONS. IF THAT OPTION IS PURSUED, THEN A SERIES OF LINED DIVERSIONS AND CHECK DAMS WILL BE REQUIRED TO EFFECTIVELY ROUTE THE RUNOFF FROM STRUCTURE #19 TO THE SEDIMENT POND.
- 3) A TEMPORARY LOCKING GATE WITH POSTS ON EACH SIDE SHALL BE INSTALLED AT THE ROW LINE WHERE BETWEEN TERESA LANE AND THE FUTURE MAIN ROAD CONNECTION TO PREVENT CONSTRUCTION TRAFFIC FROM ENTERING THE SITE FROM THIS DIRECTION.
- 4) ADDITIONAL DEVELOPMENT INFORMATION WILL BE SUBMITTED UNDER SEPARATE COVER.
- 5) SEE VDOT DEVELOPMENT NOTES FOR GRADING REQUIREMENTS WITHIN PROPOSED RIGHT OF WAY. THESE STANDARDS APPLY TO ALL PROPOSED ROADS FOR THIS DEVELOPMENT, EVEN IF THEY ARE TO REMAIN PRIVATE.

GRADING NOTES

1. REMOVE ALL TOPSOIL AND OTHER DELETERIOUS MATERIAL FROM GROUND SURFACES TO RECEIVE CONTROLLED FILL MATERIAL. ALL DISTURBED CUT AND FILL AREAS OUTSIDE OF RIGHT OF WAY SHALL RECEIVE 4" MIN. OF TOPSOIL AFTER FINAL GRADES HAVE BEEN ACHIEVED.
2. PROOF ROLL SUBGRADE SURFACES OF ORIGINAL GROUND SURFACES WHICH HAVE BEEN STRIPPED FOR PLACEMENT OF CONTROLLED FILL WITH A LOADED DUMP TRUCK OR OTHER HEAVY VEHICLE TO LOCATE AREAS OF SOFT MATERIAL. IF SOFT MATERIAL IS FOUND, REMOVE AND REPLACE IT ACCORDING TO NOTES BELOW FOR PLACEMENT OF CONTROLLED FILL.
3. PLACE FILL MATERIAL IN LIFTS NOT TO EXCEED 8" IN COMPACTED THICKNESS. ROCK MATERIAL OF MAXIMUM DIMENSION GREATER THAN 12" SHALL NOT BE INCLUDED IN THE FILL MATERIAL.
4. FOR ALL AREAS OUTSIDE OF ROADWAY, COMPACT EACH LIFT TO THE FOLLOWING DENSITIES PER ASTM D1557, MODIFIED PROCTOR:
BUILDING AREA 95%
PAVED AREA 95%
YARD AREA 80%
5. BED STORM SEWER AS SHOWN IN THE BEDDING DETAIL.
6. PAVEMENT BASE STONE TO BE COMPACTED TO 100% MAXIMUM DENSITY.
7. PLACE BITUMINOUS CONCRETE PAVEMENT ACCORDING TO THE REQUIREMENTS OF VDOT, "ROAD AND BRIDGE SPECIFICATIONS", LATEST EDITION.
8. ALL GRADING AND UTILITY WORK WITHIN THE RIGHT OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT EDITION OF THE VDOT ROAD & BRIDGE STANDARDS AND SPECIFICATIONS

MAIN ROAD CULVERTS

- C1** 76LF TRIPLE 48" CLASS 3
RCP W/EW-7PC EACH END
CL RD STA 12+71.41
INV. IN=73.75
INV. OUT=69.75
- C2** 90LF DOUBLE 48" CLASS 3
RCP W/EW-7PC, EACH END
CL RD STA 14+84.75
INV. IN=77.00
INV. OUT=73.00



Revisions By	Date
1-SWM ACCESS; C1	9/11/13
2-ROAD GRADES	8/13/14
3-SWM; STRM BYPASS	9/19/14
4-SWR RVSN	10/7/14
5-ROAD NOTES; LOTS	11/21/14
6-CULV. OP. NOTES	12/29/14

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GRADING & EROSION CONTROL PLAN

PHASE 1

COTTAGES OF STEEPLECHASE
BOTETOURT COUNTY, VIRGINIA

Scale: 1"=40'
Date: 4-24-14
Design By: SCG
CAD By: SCG
Checked By:
Project No.: 12052

Sheet No.

C1

