

GENERAL NOTES:

1. THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROANOKE SPECIFICATIONS. THESE PLANS, VDOT ROAD AND BRIDGE SPECIFICATIONS DATED 2016, VDOT ROAD AND BRIDGE STANDARDS DATED 2016, AND THE VIRGINIA WORK AREA PROJECTION MANUAL DATED AUGUST 2011. THE CONTRACTOR SHALL NOTIFY THE CITY'S PROJECT MANAGER 24 HOURS BEFORE COMMENCING CONSTRUCTION.
2. THE PLAN SET IS INCOMPLETE UNLESS ACCOMPANIED BY THE CITY OF ROANOKE PROJECT MANUAL. LIKEWISE, THE PROJECT MANUAL IS INCOMPLETE UNLESS ACCOMPANIED BY THE PLANS.
3. UTILITY RELOCATIONS, ADJUSTMENTS, AND COORDINATION WITH UTILITY OWNERS IS REQUIRED. SEE PROJECT MANUAL (GENERAL CONDITIONS, SECTION 18.3) MEASUREMENT AND PAYMENT AND PLANS.
4. ALL LOCATIONS FOR FOUNDATIONS, STORM STRUCTURES, AND PROPOSED UTILITY AND STORM ALIGNMENTS ARE APPROXIMATE, AND SHALL BE POTHOLED BY THE CONTRACTOR PRIOR TO INSTALLATION. FINAL ADJUSTMENTS TO LOCATIONS SHALL BE INCLUDED IN THE UNIT PRICE FOR EACH ITEM.
5. ALL PAVEMENT MARKINGS AND TRAFFIC FLOW ARROWS SHOWN ON THE ROADWAY CONSTRUCTION PLANS ARE SCHEMATIC ONLY. THE ACTUAL LOCATION AND APPLICATION OF PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH SECTION 704 OF VDOT ROAD AND BRIDGE SPECIFICATIONS, MUTCD 2009 EDITION, OR AS DIRECTED BY THE CITY OF ROANOKE.
6. THE TEMPORARY EROSION AND SILTATION CONTROL MEASURES SHOWN ON THE PLANS ARE INTENDED TO PROVIDE A GENERAL PLAN FOR CONTROLLING EROSION AND SILTATION WITHIN THE PROJECT LIMITS. THE CONTRACTOR, IN CONJUNCTION WITH THE CITY'S PROJECT MANAGER, SHALL ADJUST THE LOCATION, QUANTITY AND TYPE OF EROSION AND SILTATION CONTROLS REQUIRED BASED ON THE CONTRACTORS SEQUENCE OF CONSTRUCTION AND ACTUAL FIELD CONDITIONS AND SHALL BE INCLUDED IN THE LUMP SUM PRICE BID FOR EROSION AND SEDIMENT CONTROL MEASURES. SEE SHEET ES-1 FOR GENERAL EROSION AND SEDIMENT CONTROL NOTES.
7. ALL PERIMETER EROSION AND SILTATION CONTROLS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING UNDERGROUND UTILITY LOCATING SERVICE AT HIS EXPENSE, BEFORE ANY CONSTRUCTION IS BEGUN, OR MATERIALS ORDERED.
9. CONSTRUCTION SURVEYING IS TO BE INCLUDED IN CONSTRUCTION STAKEOUT.
10. CONTRACTOR SHALL RE-SET ALL SPEED LIMIT SIGNS, TRAFFIC WARNING SIGNALS, MAIL BOXES, NEWSPAPER BOXES, AND ANY OTHER INCIDENTAL ITEMS AS REQUIRED. COST SHALL BE INCLUDED IN THE LUMP SUM PRICE BID FOR SIGNAGE.
11. CONTRACTOR SHALL TOPSOIL, MULCH AND SEED ALL DISTURBED AREAS NOT PAVED IN ACCORDANCE WITH THE SPECIFICATIONS.
12. CONTRACTOR SHALL SAWCUT ALL EXISTING PAVEMENT ABUTTING NEW CONSTRUCTION.
13. FINAL SURFACE PAVEMENT SM-12.50 WITH NO TACK COAT SHALL BE PERFORMED AS THE LAST STAGE OF PAVING. ALL SURFACE PAVING SHALL BE PLACED AT THIS TIME.
14. ACCESS TO PRIVATE ENTRANCES SHALL BE MAINTAINED AT ALL TIMES, EXCEPT AS SHOWN FOR RECONSTRUCTED DRIVEWAY.

15. ALL GRADING AND PAVING SHALL BE PERFORMED IN SUCH A MANNER AS TO ELIMINATE FALSE GUTTERS AND/OR PONDED WATER.
16. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE ACCORDING TO THE VA. EROSION AND SEDIMENT CONTROL HANDBOOK, STD. AND SPEC. 3.02.
17. THE CONTRACTOR SHALL CONTACT THE WWA PRIOR TO PERFORMING ANY GRADING OPERATION OVER WWA UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING SANITARY SEWER OR WATER UTILITY DAMAGED OR MISALIGNED DURING OR DUE TO THE WORK. ALL OTHER UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, STORM SEWER, OVERHEAD UTILITIES, ETC., WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE RESPECTIVE UTILITY COMPANY(S) AT THE EXPENSE OF THE CONTRACTOR.
18. THE COST OF REMOVAL OF ALL EXISTING ITEMS LOCATED IN THE AREA TO BE GRADED, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING, SHALL BE INCLUDED IN THE PRICE BID FOR EARTHWORK: SIDEWALK, CURB AND GUTTER, SMALL FOOTINGS, BLOCK AND MASONRY ITEMS, DRAINAGE STRUCTURES, CULVERTS, PIPES, RIPRAP, FENCES AND GATES.
19. SEE VDOT STD. CG-2 FOR CONCRETE CURB.

CITY OF ROANOKE CONSTRUCTION NOTES

NOTICE: ALL LANDOWNERS, DEVELOPERS AND CONTRACTORS

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS OR THE ISSUANCE OF A STOP WORK ORDER.

CONSTRUCTION PROCEDURE REQUIREMENTS

1. RIGHT-OF-WAY EXCAVATION PERMIT – PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS), A RIGHT-OF-WAY EXCAVATION PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.
2. LAND DISTURBANCE PERMIT – AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.
3. PLANS AND PERMITS – A COPY OF THE PLANS AS APPROVED BY THE CITY (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.
4. LOCATION OF UTILITIES – THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
5. CONSTRUCTION ENTRANCE – THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION RELATED EGRESS FROM THE SITE. SIZE AND COMPOSITION OF CONSTRUCTION ENTRANCE SHALL BE AS SHOWN ON THE PLANS.
6. STREETS TO REMAIN CLEAN – IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE PUBLIC STREET ADJACENT TO THE CONSTRUCTION ENTRANCE REMAINS FREE OF MUD, DIRT, DUST, AND/OR ANY TYPE OF CONSTRUCTION MATERIALS OR LITTER AT ALL TIMES.
7. BARRICADES/DITCHES – THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPER AND NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.
8. SEWER AND PAVEMENT REPLACEMENT – CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY.
9. APPROVED PLANS/CONSTRUCTION CHANGES – ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE EROSION AND SEDIMENT CONTROL AGENT PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.
10. FINAL ACCEPTANCE/CITY – THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FIELD SURVEYED FINAL CORRECT SET OF AS-BUILT PLANS OF THE NEWLY CONSTRUCTED STORM DRAIN AND/OR STORMWATER MANAGEMENT FACILITIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE CITY. AS-BUILT PLANS SHALL BE PROVIDED IN THE STATE PLANE VIRGINIA SOUTH COORDINATE SYSTEM, NAD 1983, FIPS 4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

BASELINE COORDINATES

STA	10+00.00	N3632615.56	E11078004.65
PC	10+77.66	N3632574.39	E11078070.50
PT	11+92.42	N3632505.96	E11078160.00
PC	14+71.26	N3632305.22	E11078356.59
PT	15+99.42	N3632224.00	E11078455.45
STA	16+63.27	N3632188.63	E11078508.61
STA	100+00.00	N3632507.73	E11077881.04
PC	100+32.25	N3632525.51	E11077907.95
PT	102+18.41	N3632659.96	E11078034.27
STA	104+15.14	N3632830.55	E11078132.28
STA	500+00.00	N3632577.92	E11077971.80
PC	501+14.88	N3632497.12	E11078053.47
PT	501+82.23	N3632458.63	E11078108.34
PC	503+51.82	N3632385.89	E11078261.54
PT	504+33.63	N3632336.87	E11078326.32
STA	0+00.00	N3632479.86	E11078182.97
PC	0+33.75	N3632503.65	E11078206.90
PT	0+54.69	N3632522.95	E11078212.13
PC	1+16.06	N3632582.28	E11078196.42
PT	1+35.70	N3632600.63	E11078200.76
STA	1+80.94	N3632634.55	E11078230.70



Date		Revisions	

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Designed By:	DJS
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Date:	

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City of Roanoke  
Planning, Building, & Development  
COMPREHENSIVE DEVELOPMENT PLAN

**APPROVED**  
by Adrian Gilbert 03/15/2018

PROPOSED LINE STYLES AND SYMBOLS:

	PROP. STORM DRAIN PIPE
	GUARDRAIL, VDOT STD. GR-2
	DITCH EC-2
	CUT LIMITS
	FILL LIMITS
	TEMP. CONST. EASEMENT
	EASEMENT LINE
	MINOR CONTOURS PROP.
	MAJOR CONTOURS PROP.
	EDGE OF PAVEMENT
	PROP. R/W
	CURB, VDOT STD. CG-2
	TANGENT LINE
	CONST. BASELINE
	POINT OF INTERSECTION
	UNDERGROUND TELEPHONE
	OVERHEAD POWER
	OVERHEAD TELEPHONE
	2 INCH GAS LINE

BERKLEY ROAD OVER GLADE CREEK TRIBUTARY A

**GENERAL NOTES**

CITY OF ROANOKE, VIRGINIA

Vertical Scale:  
N/A

Horizontal Scale:  
N/A

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34301

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**G-1A**