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 the County of Roanoke, 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 the County of Roanoke 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. The Department of Community Development 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 Engineering Division 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.
24. There shall be no construction/field changes without approval of the consulting engineer and Roanoke County.
25. Any new alignments, changes in grades, alternative pipe sizes or manholes will require a new set of plans stamped by the Consulting Engineer. County engineers will review plans within one day of submittal. Plan sheets can be 8.5x11 if the information is legible.

VIRGINIA DEPARTMENT OF TRANSPORTATION:

26. Plan approval by Roanoke County does not guarantee issuance of any permits by the Virginia Department of Transportation.
27. A permit must be obtained from the Virginia Department of Transportation, Salem Residency Office prior to construction in the highway right-of-way.
28. The preliminary pavement designs should be based on a predicted sub-grade CBR value of 7.0 and with a Resiliency Factor (RF) of 2.0 as shown in Appendix I 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 the Pavement Design Guide. The RF value will be based on the plasticity and gradation 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.
29. 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 2001 VDOT Road and Bridge Standards as part of this development.
30. Standard street and traffic control signs shall be erected at each intersection by the developer prior to final street acceptance.
31. All traffic devices shall be in accordance with current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
32. All unsuitable material shall be removed from the construction limits of the roadway before placing embankment.

See Sheet C-501 for Stormwater Site Statistics Table.
See Sheet C-501 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: DISCOUNT TIRE - 3843 ELECTRIC ROAD, ROANOKE VA 24018

MAGISTERIAL DISTRICT(S): CAVE SPRING MAGISTERIAL DISTRICT

OWNER (name, address, telephone): LOUISE LUTINS REV TRUST AGR - 3843 ELECTRIC ROAD, ROANOKE VA 24018

DEVELOPER (name, address, telephone): HALLE PROPERTIES, L.L.C. 20225 N. SCOTTSDALE RD. SCOTTSDALE, AZ 85255 (BILL SHRUM 606-6193)

ENGINEER, ARCHITECT OR SURVEYOR (name, address, telephone): BOHLER ENGINEERING - 29 BLACKWELL PARK LANE, SUITE 201 - WARRENTON, VA 20186

TAX MAP NO(S): 087-07-03-10.00-0000

"I, [signature] [illegible] Agent OWNER/DEVELOPER, AM AWARE OF THE SITE DESIGN REQUIREMENTS IMPOSED BY THIS SITE PLAN AND ACCEPT RESPONSIBILITY FOR THE ENGINEERING OF THE PROJECT. I HEREBY CERTIFY THAT I AGREE TO COMPLY WITH THESE REQUIREMENTS AND THE THIRTY (30) POINTS SHOWN ON THIS COVER SHEET (INCLUDE MODIFIED IN ACCORDANCE WITH LOCAL LAW."

WATER NOTES

All water facilities shall be constructed according to the Western Virginia Regional Design and Construction Standards (Latest Edition).

A minimum cover of three (3) feet is required over proposed lines.

Contractor shall be responsible for locating and uncovering valve vaults after paving and adjustment to final grade if necessary.

All existing utilities may not be shown in their exact location. The contractor shall comply with the (State Water Works Regulations, Section 12VAC5-590-1150, where lines cross.)

All trenches in existing or future highway right-of-ways shall be compacted according to Virginia Department of Transportation standards.

Lines shall be staked prior to construction.

Water main shall be minimum Class 350 Ductile Iron in accordance to AWWA C151 or DR-14 PVC in accordance with AWWA C-900.

Ductile Iron Pipe in accordance with the Western Virginia Regional Design and Construction Standards shall be required for all pipe with a working pressure equal to or greater than 100 p.s.i.

Western Virginia Water Authority
Availability letter number: _____

Vicinity Map
SCALE: 1"=2000'

LEGEND

Property Line
Right-of-way
Centerline
Minimum Building Line
Existing Storm Sewer
Existing Sanitary Sewer
Existing Water Main
Existing Contour
Proposed Contour
Proposed Drainage Divide
Proposed Limits of Clearing
Proposed Storm Sewer
Proposed Sanitary Sewer
Proposed Water Main
HYDRANT, VALVE, BLOWOFF

SEWER NOTES

All sanitary sewer facilities shall be installed according to the Western Virginia Regional Design and Construction Standards. (Latest Edition).

A minimum cover of three (3) feet is required over proposed lines.

Contractor shall be responsible for locating and uncovering all manholes after paving. Manhole tops shall be adjusted to grade if necessary.

All existing utilities may not be shown in their exact location. The contractor shall comply with (State Water Works Regulations, Section 12VAC5-590-1150, where lines cross.)

All trenches in existing or future rights-of-way shall be compacted according to Virginia Department of Transportation standards.

Lines shall be staked prior to construction.

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. 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.

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SURVEY INFORMATION

Horizontal and vertical control surveys were performed in year: 2019
By: BOHLER ENGINEERING

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: NAD83 Vertical Datum: NAD83/2011

Source of topographic mapping is dated: 11/05/19

Boundary was performed by BOHLER ENGINEERING dated: 11/05/19

Benchmark Information: BENCHMARK XCUT ELEV.=1172.44
BENCHMARK XCUT ELEV.=1199.43

The professional seal and signature certifies this boundary survey and topographic mapping to be accurate and correct.

QUANTITY & COST ESTIMATE

ITEM	QUANTITY	UNIT	UNIT PRICE	COST	BONDABLE
CLEARING AND GRUBBING	1	AC	$11,980	$11,980	
EXCAVATION	2392.19	C.Y.	$35	$81,417	
EMBANKMENT	0	C.Y.	$10	$0	
CURB INLET DA-3B	2	EA	$4,220	$8,440	
DROP INLET DI-1	6	EA	$3,970	$23,820	
MANHOLE MH-1	1	EA	$2,000	$2,000	
18" CONCRETE PIPE, CLASS III	447	LF	$46	$20,115	
18" CONCRETE PIPE, CLASS IV	0	LF	$46	$0	
C.M. CULVERT	0	LF	$727	$0	
C.M. CULVERT	0	LF	$727	$0	
BOX CULVERT	0	LS	$727	$0	
PAVED SWALE	0	LF	$8.00	$0	
RIPRAP - CLASS	0	SF	$8.00	$0	
PERMANENT GRASS SWALE	0	LF	$8.00	$0	
CONCRETE ENDWALL EW	0	EA	$900	$0	
END SECTION ES	0	EA	$550	$0	
HEADER CURB & GUTTER	0	LF	$25	$0	
CURB & GUTTER CG-6	767	LF	$25	$19,175	
VALLEY GUTTER	0	EA	$56	$0	
GRAVEL WADE	3,764	SY	$8.50	$31,994	
GRAVEL SHOULDER	0	SY	$8.50	$0	
SURFACE TREATMENT	3,764	SY	$2.00	$7,528	
4 IN. MT. CONC. TYPE B	3,764	SY	$2.50	$9,410	
1 IN. ST. CONC. TYPE S	0	SY	$6.50	$0	
4 IN. BASE MATERIAL	3,764	C.Y.	$2.50	$9,410	
8 IN. SUBBASE MATERIAL	3,764	C.Y.	$2.50	$9,410	
TRAFFIC BARRICADE	0	EA	$1,500	$0	
6" WATER LINE	0	LF	$72	$0	
8" WATER LINE	340	LF	$85	$28,780	
FIRE HYDRANT ASSEMBLIES	1	EA	$3,500	$3,500	
BLOW OFFS W/ VAULT, FRAME & COVER	0	EA	$2,000	$0	
6 IN. GATE VALVES, W/ VAULT, FRAME & COVER	1	EA	$800	$800	
8 IN. GATE VALVES, W/ VAULT, FRAME & COVER	0	EA	$2,000	$0	
8" SANITARY SEWER	0	LF	$85	$0	
STANDARD MANHOLE W/FRAME & COVER	0	EA	$10,000	$0	
SAMPLING MANHOLE/PORT	0	EA	$10,000	$0	
LANDSCAPING	1	LS	$26,000	$26,000	
AMENITIES (INCLUDING BUT NOT LIMITED TO TRAILS, ETC...)	0	LS	$10,000	$0	
STORMWATER MANAGEMENT	1	LS	$92,000	$92,000	
AS-BUILT PLANS (STORM SEWER SYSTEMS)	1	LS	$6,000	$6,000	
AS-BUILT PLANS (STORMWATER MANAGEMENT)	1	LS	$6,000	$6,000	
10% CONTINGENCY				$32,714	
ESTIMATED TOTAL				$358,983	

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

BOHLER ENGINEERING
SITE DESIGN, LAND DEVELOPMENT, LAND SURVEYING, PROJECT MANAGEMENT, LANDSCAPE ARCHITECTURE, PERMITTING SERVICES, TRANSPORTATION SERVICES

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Lic. No. 0402056635
03/02/2021
PROFESSIONAL ENGINEER

STATE OF VIRGINIA
JAKE SALES CLAUSS
No. 2940
LICENSED
03/02/2021

REVISIONS

REV	DATE	COMMENT	COMPLETED BY
1	5/13/2020	COUNTY COMMENTS	BSI
			JRT
2	6/3/2020	PRELIMINARY COUNTY COMMENTS	JRT
			BSI
3	4/20/2020	COUNTY COMMENTS	JRT
			BSI
4	9/8/2020	IFC	JRT
			BSI
5	9/8/2020	IRRIGATION PLAN	JRT
			BSI
6	03/02/2021	POST IFC BUILDING UPDATE	JRT
			BSI

THE DRAWINGS IN THIS SET ARE INTENDED TO BE PRINTED AT 24" X 36" SIZE. IF YOU RECEIVED THESE DRAWINGS AT A SMALLER SIZE, THEY HAVE BEEN REDUCED FROM THE ORIGINAL DESIGN.

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

APPROVED FOR CONSTRUCTION

PROJECT No.: V16012
DRAWN BY: SDR
CHECKED BY: JRT
DATE: 12/20/19
CAD I.D.: SDR-9

PROJECT:
SITE PLAN
FOR
DISCOUNT TIRE
LOCATION OF SITE:
3843 ELECTRIC ROAD
CAVE SPRING
MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

BOHLER ENGINEERING
29 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-4501
VA@BohlerEng.com

PLAN APPROVED
Jessica Scales
REVIEW COORDINATOR 10/27/2021

Final Review

Install Contractor: Joe Boney & Son
Inspector: Bruce Peters
As built 11-8-2022

New Facility for
DISCOUNT TIRE
3843 Electric Road
Roanoke, Virginia

SHEET 1 OF 25