GENERAL NOTES

PRE-CONSTRUCTION MEETING AND CONSTRUCTION COMMENCEMENT:

- 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.
- 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.
- 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 be scheduled with the owner/developer two (2) working days later.
- be softeducted with the connectivewipor two (2) working days later.

 All land disturbing orders that require personnel of an encision and sediment control plan, grading or desiring permit shall require that the papicast provide the name of individual who will be responsible for land disturbing activities and that this individual hold as Repostruet for the Confidence from the Department of the American State (1). The Reportable Land Disturber or any payment from the Project came that is confided by the Confidence from the Department of the Depar
- 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.
- The Development Review Coordinator will schedule the pre-construction meeting the County Review Engineer, the County Inspector, and the Western Virginia Wa Authority and the Town of Vinton Public Works Department if applicable.
- 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.
- 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.
- The Erosion Control Permit or Combined Erosion Control & VSMP Permit is given to the developer at this pre-construction meeting.
- the developer at this pre-construction meeting. Notify the County of Rosancke 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.
- County inspectors must inspect storm drain / stormwater management / BMP installations during the process of installation. Please contact the site inspector 24
- 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.
- Grade stakes shall be set for all curb and gutter, culvert, sanitary sewer and storm sewer at all times of construction.
- The Department of Community Development shall be notified when a spring is encountered during construction.
- 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.
- 21. Field construction shall honor proposed drainage divides as shown on plans.
- 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.
- The developer or contractor shall supply the County and the Western Virginia Water Authority with correct As-Built plans before final acceptance.

VIRGINIA DEPARTMENT OF TRANSPORTATION:

- Plan approval by Roanoke County does not guarantee issuance of any permits by the Virginia Department of Transportation.
- A permit must be obtained from the Virginia Department of Transportation, Salem Residency Office prior to construction in the highway right-of-way.
- 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 Subdivisio ent Design Guide for Subdivision ondary Roads. The sub-grade soil is to be tested by an independent and Secondary Roads. The sub-grade soil is to be tested by an independent locations and the results solutified to be Viginia Department of Transportation prior includes 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 powerent designs shall be sub-initiated to Virginia Department of Transportation prior to placement of the same. Base shall be approved by the Virginia Department of Transportation prior depths, template, and compacts to their se surface is appliced.
- compaction before the surface is applied. Standard guardish with safety end sections may be required on fills or in areas where hazards sost is deemed necessary. After completion of rough grading operations, sections of the property of the property of the property of the property of the checkling he follows: After order of the provided and the push of the provided and the guard rail shall be installed in accordance with the 2001 VOOT Road and fielding Standards and of this development.
- Standard street and traffic control signs shall be erected at each intersection by the developer prior to final street acceptance.
- All traffic devices shall be in accordance with current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All unsuitable material shall be removed from the construction limits of the roadway before placing embankment.

See Sheet <u>C5</u> for Stormwater Site Statistics Table. See Sheet <u>C5</u> for New BMP Information Table.

The Project Engineer shall provide electronic copies of the approved plans to th Development Review Coordinator within 5 working days of the pre-construction

The notes on this sheet shall not be modified



COUNTY OF ROANOKE, VA

FIRST TEAM VOLKSWAGEN NAME OF DEVELOPMENT MAMAKE OF THE SITE DESIGN REQUIREMENTS IMPOSED BY THIS ST DEVELOPMENT PLAN AND OTHER APPLICABLE ROANCIKE COUNTY CO HEREBEY CERTIFY THAT I AGREE TO COMPLY WITH THESE REQUIREM AND THE THATY (30) POINTS SHOWN ON THIS COVER SHEET UNLESS MOOIFIED IN ACCORDANCE WITH LOCAL LAW. MAGISTERIAL DISTRICT(S) HOLLINS OWNER (name, address, telephone) ROANOKE, VA 24019 PELEWOO PROPERTIES LLC 6614 PETERS CREEK ROAD ROANOKE, VA 24019 BALZER AND ASSOCIATES, INC. 1208 CORPORATE CIRCLE ATTN: CHRIS BURNS 540-772-9580 FAX 540-772-8050 ROANOKE, VA 24018 TAX MAP NO(S) 027.14-01-01.00-0000 & 027.14-01-02.00-0000

WATER NOTES

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.

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: 15-363



Right-of-way Minimum Building Line Existing Storm Sewer 48"RCP 48"RCP Existing Water Main Existing Contour Pronosed Contour **-**(155)-Proposed Drainage Divide Proposed Limits of Clearing -----..... Proposed Storm Sewer -8° ss-Proposed Water Main

T.B.R.

To Be Removed

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 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 easternents and building related storm dama shall be designed and installed per the current and the property of the USBN Comparison of the USBN Comparison of the USBN Comparison of the property of the property of the property of the property of the USBN Comparison of the property of the USBN Comparison of the USBN Comparison

- COVER
- EXISTING CONDITIONS & DEMO PLAN LAYOUT & UTILITY PLAN
- GRADING PLAN
- PHASE 1 E.S.C. PLAN
- PHASE 2 E.S.C. PLAN
- E.S.C. NOTES
- E.S.C. DETAILS
- ROAD & UTILITY PROFILES
- LANDSCAPE PLAN
- SITE DETAILS 1
- C12 SITE DETAILS 2
- C13 CONSTRUCTION NOTES
- C14 WESTERN VIRGINIA REGIONAL DETAILS C15 MAINTENANCE OF TRAFFIC PLAN
- C16 LIGHTING PLAN
- C17 LIGHTING DETAILS

Sheet Index

SURVEY	INFORMATION

By: BALZER AND ASSOCIATES, NC.							
		o the National Geodetic Ve	ertical Datum of 1929 or 1988. atum of 1927 or 1983.				
Horizontal Datum:	NAD 1983	Vertical Datum:	NAVD 1988				
Source of topographic	mapping is dated	2015					

Boundary was performed by B & A INC. dated: 2015

Benchmark Information: EX. STORM MANHOLE
TOP ELEVATION = 1069.88

The professional seal and signature certifies the boundary survey and topographic mapping to

	TITY & COS				
ITEM	QUANTITY	UNIT	UNIT PRICE	COST	BONDABL
LEARING & GRUBBING	1.40	40	\$1,000.00		\$1,400.00
ARTHWORK	2,200	AC. CY	\$5.00		\$11,000.00
AVEMENT (INCLUDING SUB-BASE)	3,228	SQ. YD.	\$20.00		\$64,560,00
AVEMENT (INCLUDING SUB-BASE)	3,228	SQ. YU.	\$20.00		\$64,560.00
URB & GUTTER CG-6	185	LF	\$20.00		\$3,700.00
	-				
WATER SERVICE		LS	\$1,500.00		\$1,500.00
IRE HYDRANT ASSEMBLY	1	EA	\$3,500.00		\$3,500.00
			43,000		
SCH-40- ROOF LEADERS	149	LF	\$20.00		\$2,980.00
DOT STO DI-1	3	EA	\$1,200.00		\$3,600.00
DOT STO DI-3C	1	EA	\$2,000.00		\$2,000.00
DOT STD MH-2	1	EA	\$1,500.00		\$1,000.00
P TYPE S HDPE PIPE IF TYPE S HDPE PIPE	342	LF LF	\$25.00 \$40.00		\$8,550.00
THE OTHER PIPE	53	LF	\$40.00		\$2,120.00
					+
					1
ANDSCAPING (SEE SHEET C-10)		LS	\$3,565.00		\$3,565.00
ANITARY SEWER SERVICE & CLEANOUT		LS	\$1,500.00		\$1,500.00
S-BUILT STORM SEWER		LS	\$1,500.00		A+ 100 00
S-BUILT STORM SEWER		Lo	\$1,000.00		\$1,500.00
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					•
STIMATED TOTAL					\$123,723.0
Y SEALING THE PLANS, THE DESIGN PROFESSIONAL H					



Roanoke / Richmond New River Valley / Staunton Harrisonburg / Lynchburg

1208 Corporate Circle Roanoke, VA 24018 540.772.9580

DRAWN BY:

DESIGNED BY:

CHECKED BY:

REVISIONS:

8/12/2019

DATE:

SMD

CPB

7/9/2019



ECOND SUBMITT

ST TEAM (SWAGEN CREEK ROA PETERS

Roanoke, Virginia

₹

County

SHEET No.: