

GENERAL NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE MOST CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF FRANKLIN COUNTY, THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT), AND THE VIRGINIA DEPARTMENT OD CONSERVATION AND RECREATION.
2. ALL CONSTRUCTION METHODS AND MATERIALS MUST BE IN ACCORDANCE WITH 2001 VDOT ROAD AND BRIDGE SPECIFICATIONS (AS AMENDED).
3. MEASURES TO CONTROL EROSION AND SILTATION MUST BE PROVIDED PRIOR TO CONSTRUCTION, PLAN APPROVAL IN NO WAY RELIEVES THE DEVELOPER OF THE RESPONSIBILITIES CONTAINED IN THE EROSION AND SILTATION CONTROL POLICIES.
4. AN ENTRANCE PERMIT (OR SITE PLAN APPROVAL) MUST BE OBTAINED FROM THE VDOT RESIDENCY OFFICE, ROCKY MOUNT, PRIOR TO CONSTRUCTION IN THE PUBLIC RIGHT - OF - WAY.
5. PLAN APPROVAL DOES NOT GUARANTEE ASSURANCE OF ANY PERMITS BY THE VDOT.
6. AN APPROVED SET OF PLANS AND ALL PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE.
7. FIELD CONSTRUCTION SHALL MAINTAIN THE PROPOSED DRAINAGE AREAS AS SHOWN ON PLANS.
8. ALL UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE PAVEMENT CONSTRUCTION LIMITS BEFORE PLACING FILL MATERIAL.
9. ALL SPRINGS SHALL BE CAPPED AND PIPED TO THE NEAREST NATURAL WATERCOURSE. THE PIPE SHALL BE 6" (SIX INCH) MINIMUM DIAMETER AND CONFORM TO VDOT STANDARD SB - 1. UNLESS OTHERWISE STATED IN A REVIEW BY THE VDOT.
10. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED IN ACCORDANCE WITH VIRGINIA LITTER CONTROL ACT. NO LESS THAN ONE LITTER RECEPTACLE SHALL BE PROVIDED ON SITE.
11. A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE WILL BE REQUIRED AT THE PROPOSED ENTRANCE TO THE PROJECT.
12. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT STREETS ARE IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.
13. 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. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL ALIGNMENT OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT ACTIVITY. THE CONTRACTOR SHALL CONTACT MISS UTILITY AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
14. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN ARES OF CONSTRUCTION PROIR TO STARTING WORK. CONTACT ENGINEER IMMEDIATLEY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL "MISS UTILITY" OF CENTRAL VIRGINIA AT 1-800-552-7001.
15. ALL UTILITIES TO BE IN PLACE PRIOR TO LAYING BASE MATERIAL, WITH CASE PIPES AS SHOWN.
16. ALL WORK SHALL BE SUBJECT TO INSPECTION BY FRANKLIN COUNTY OR OTHER AUTHORIZED INSPECTORS.
17. ALL PUBLIC ROADSIDE DITCHES SHOWN ON THE PLANS ARE SUBJECT TO VDOT INSPECTION AND APPROVAL PRIOR TO ACCEPTANCE OF THE PUBLIC ROADS IN THE VDOT SECONDARY ROAD SYSTEM.
18. ALL DRAINAGE FACILITIES OR OTHER ROADWAY FACILITIES TO BE MAINTAINED BY THE DEPARTMENT MUST BE CONTAINED WITHIN THE STREET RIGHT-OF-WAY OR WITHIN THE VDOT APPROVED EASEMENT.
19. ALL DRAINAGE OUTFALL EASEMENTS WILL BE TWENTY (20) FEET WIDE.
20. FIELD REVIEW WILL NE MADE DURING CONSTRUCTION TO DETERMINE THE NEED AND LIMITS OF ADDITIONAL DRAINAGE EASEMENTS. ALL DRAINAGE EASEMENTS MUST BE CUT AND MADE TO FUNCTION TO A NATURAL WATERCOURSE. ANY EROSION PROBLEMS ENCLOUNTERED IN AN EASEMENT MUST BE CORRECTED BY ANY MEANS NECESSARY PRIOR TO SUBDIVISION ACCEPTANCE. THE FIELD REVIEW WILL ALSO DETERMINE THE EXTENT OF OUTFALL DITCHES AND ASSOCIATED EASEMENTS, THE NEED OF ADDITIONAL OUTFALL DITCHES AND EASMENTS, AND THE DIMEMSIONS OF THE SAME.
21. CLEARING AND GRUBBING SHALL BE COMPLETED AS INDICATED ON THE LAYOUT PLAN.
22. ALL VEGATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO THE ESTABLISHMENT OF SUBGRADE.
23. EXCESS EXCAVATION TO BE DISPOSED OF ON THE REMAINING PROPERTY OF LAKEWATCH, L.L.C.
24. RIGHTS OF WAY, LOT LINES AND EASEMENTS ARE DEDICATED ON PLAT SEPARATE FROM THESE PLANS.
25. THE AREA SHOWN HEREON IS NOT LOCATED WITHIN FLOOD HAZARD ZONE "A: FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON THE COMMUNITY PANEL 51006100090 DATED 10-5-01.
26. THE CONTRACTOR SHALL NOTIFY THE DESIGNER AND THE OWNER OF ANY DISCREPANCIES FOUND PRIOR TO BIDDING.
27. ALL MATERIALS INDICATED ARE NEW, AND SHALL BE PROVIDED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
28. DURING THE COURSE OF CONSTRUCTION, IF THE CONTRACTOR UNCOVERS ANY CODE VIOLATION KNOWN TO HIM OR ANY DISCREPANCY WITH THE DESIGN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND AMERICAN ELECTRIC POWER OF SUCH IMMEDIATELY.
29. THE CONTRACTOR SHALL ASSEMBLE AND INSTALL MATERIALS/PRODUCTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRIAL/ASSOCIATION STANDARDS.
30. ANY CONSTRUCTION WITHIN THE VDOT RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE VDOT STANDARDS AND SPECIFICATIONS AND ARRANGED WITH THE ROCKY MOUNT RESIDENCY OFFICE.
31. THE OWNER (AND/OR CONTRACTOR) IS RESPONSIBLE FOR OBTAINING ALL COUNTY AND STATE PERMITS PRIOR TO CONSTRUCTION.
31. THE OWNER (AND/OR CONTRACTOR) IS TO COORDINATE WITH THE DESIGNER TO DETERMINE ANY PERMITTING OR BONDING RESPONSIBILITIES.
32. GRUBBING, LOGGING, AND PRELIMINARY GRADING HAS BEEN PERMITTED BY LAKEWATCH, L.L.C.
33. CONTRACTOR SHALL INSTALL & MAINTAIN ADDITIONAL EROSION & SEDIMENT CONTROL DEVICES, PER THE LATEST EDITION OF THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK AS NEEDED TO CONTROL EROSION ON SITE FOR THE DURATION OF THE PROJECT.
34. UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE ABOVE GROUND STRUCTURES (VALUES, POLES, MANHOLES, ETC.)
35. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.
36. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL ALIGNMENT OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY UTILITIES 48 HOURS PRIOR TO COMMENCEMENT ACTIVITY. THE CONTRACTOR SHALL CONTACT MISS UTILITY AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
37. THE MINIMUM DENSITY FOR ALL COMPACTION SHALL BE 95 % OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN +/-2 % OF THE OPTIMUM. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ENGINEER ENGAGED BY APPALACHIAN POWER COMPANY TO MEET AEP SPECIFICATION 55-160102 TESTING REQUIREMENTS.
38. ALL STORM DRAIN PIPE AND ASSOCIATED APPURTENANCES SHALL MEET THE NOMINAL INSIDE DIAMETER AND TYPE AS SPECIFIED IN THE PLAN SHEET DETAILS. ALL STORM DRAIN PIPE AND ASSOCIATED APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURES'S INSTALLATION GUIDELINES FOR STORM DRAIN APPLICATIONS.
39. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES UNDER PAVEMENT AND THE PROPOSED DI-1 SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING REQUIREMENTS AND BE INSTALLED ACCORDINGLY.
40. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL O.S.H.A. REGULATIONS AND OTHER LOCAL AND STATE RULES AND REGULATIONS.
41. SEE ATTACHED STORMWATER POLLUTION PREVENTION PLAN AND REGISTRATION STATEMENT.

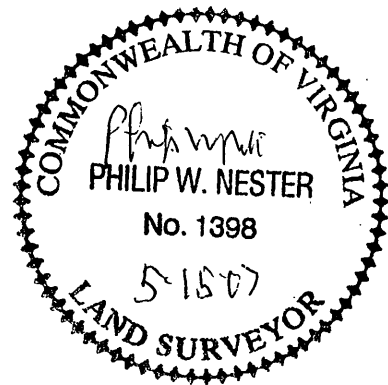
HORIZONTAL AND VERTICAL SURVEYS WERE PERFORMED IN AUGUST 2004 BY PHILIP W. NESTER  
SOURCE OF TOPOGRAPHIC MAPPING IS AERIAL DATED MARCH 2004  
BOUNDARY SURVEY WAS PERFORMED BY PHILIP W. NESTER DATED AUGUST 27, 2004

THE PROFESSIONAL SEAL AND THE SIGNATURE BELOW CERTIFIES THE BOUNDARY SURVEY AND TOPOGRAPHIC MAPPING TO BE ACCURATE AND CORRECT.

BENCH MARK: FRANKLIN COUNTY AERIAL MAPPING

GENERAL NOTES  
LAKEWATCH DRIVE (EXTENSION)  
SECOND WATCH DRIVE  
WATERLINE 900  
WATERLINE 1000  
WATERLINE 1100  
GRAVITY SEWER 2  
COMMERCIAL LOT C-27

AT  
**LAKEWATCH PLANTATION**  
PLANNED COMMERCIAL DEVELOPMENT  
DEVELOPED BY: LAKE WATCH, L.L.C.  
GILLS CREEK MAGISTERIAL DISTRICT  
FRANKLIN COUNTY, VIRGINIA  
JOB NO 21-04  
MAY 15, 2007  
GENERAL NOTES  
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FRANKLIN COUNTY		
NAME OF DEVELOPEMENT:		PLANNED COMMERCIAL DEVELOPMENT LAKEWATCH PLANTATION
MAGISTERIAL DISTRICT(S)		GILLS CREEK
OWNER	NAME: ADDRESS: TELEPHONE:	LAKE WATCH, L.L.C. 6720 THIRLANE ROAD, ROANOKE, VIRGINIA 24019 540-537-5603
DEVELOPER	NAME: ADDRESS: TELEPHONE:	LAKE WATCH, L.L.C. 6720 THIRLANE ROAD, ROANOKE, VIRGINIA 24019 540-537-5603
DESIGNER	NAME: ADDRESS: TELEPHONE:	PHILIP W. NESTER POB 827, ROCKY MOUNT, VA, 24151 540-483-3582
TAX MAP NO(S)		PORTION OF 015.00-042-00
ZONING CLASSIFICATION		PCD