GENERAL SITE NOTES:
1. TOPOGRAPHIC INFORMATION FROM FIELD RUN TOPOGRAPHY BY ENGINEERING CONCEPTS IN SEPTEMBER 2013.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS.

3. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR THE CHARACTER AND ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, STRUCTURES, OTHER FACILITIES, AND OBSTRUCTIONS WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWNER. CONTACT THE OWNERS/OPERATORS OF ALL UTILITIES AND ARRANGE FOR THE VERIFICATION AND MARKING OF UTILITY LOCATIONS BY SAID OWNERS/OPERATORS. THE CONTRACTOR SHALL ASSIST THE UTILITY OWNERS/OPERATORS BY EVERY MEANS POSSIBLE TO DETERMINE THE LOCATION OF UTILITIES. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR ALL DISTURBANCE OF ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S FAILURE TO ARRANGE FOR THE LOCATION OF UTILITIES BY THE OWNERS/ OPERATORS OF THE UTILITIES. CONTACT MISS UTILITY (800)

4. SITE CONDITIONS MAY NECESSITATE SLIGHT DEVIATIONS IN ALIGNMENT, GRADE. AND/OR LOCATION OF NEW FACILITIES FROM THE PLAN ALIGNMENT, GRADE, AND/OR LOCATION. THE CONTRACTOR SHALL CONSTRUCT THE NEW FACILITIES TO SUCH DEVIATIONS AS DIRECTED BY THE ENGINEER WITHOUT ADDITIONAL COST OF FINE TO THE OWNER. SHOULD PLAN DEVIATIONS BE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO UNDER TAKING ANY REVISION.

5. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CURRENT STATE AND LOCAL BUILDING CODES AS WELL AS THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND ALL APPLICABLE STATE AND FEDERAL OSHA REGULATIONS.

5. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION AREA IN A SAFE AND ACCEPTABLE MANNER AND SHALL BE RESPONSIBLE FOR REMEDIATING ANY DAMAGES RESULTING FROM HIS FAILURE TO DO SO.

7. THE CONTRACTOR SHALL MAINTAIN LIMITS OF CONSTRUCTION WITHIN THE PROPERTY BOUNDARIES OR EASEMENTS AS INDICATED.

8. AN APPROVED SET OF PLANS SHALL BE KEPT ON THE SITE AT ALL TIMES.

9. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED IN CONFORMANCE WITH THE VIRGINIA LITTER CONTROL ACT AND DISPOSED OF IN A MANNER AND LOCATION ACCEPTABLE TO THE GOVERNING JURISDICTION. AT LEAST ONE TRASH RECEPTACLE SHALL BE ONSITE DURING CONSTRUCTION.

10. TEMPORARY TOILETS SHALL BE PROVIDED ONSITE AT A RATIO OF NO LESS THAN ONE TOILET PER 30 WORKERS DURING THE CONSTRUCTION PERIOD. 11. GRADE STAKES SHALL BE SET FOR CURB & GUTTER, WATER LINES, SANITARY SEWER AND STORM SEWER.

12. THE CONTRACTOR SHALL MAINTAIN A CLEAR FLOW PATH TO AND THROUGH ALL SURFACE WATER AND STORM WATER DRAINAGE FACILITIES AT ALL TIMES.

13. THE CONTRACTOR SHALL GRADE, SEED, AND/OR SOD, AND MULCH THE ENTIRE AREA(S) DISTURBED BY CONSTRUCTION ACTIVITIES.

14. CONSTRUCTION AND START-UP OF ALL WORK SHALL NOT INTERFERE WITH THE OPERATION OF WATER AND SEWERAGE FACILITIES. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK WITH THE OWNERS AS REQUIRED.

15. MINIMUM COVER ON ALL PIPE SHALL BE 3.0 FEET, UNLESS OTHERWISE SPECIFICALLY INDICATED ON THESE DRAWINGS. ALL PIPE SHALL BE INSTALLED WITH COATED TRACER WIRE TO FACILITATE FUTURE LOCATION OF PIPE AFTER CONSTRUCTION IS COMPLETED.

16. WHERE IT IS NECESSARY TO DEFLECT PIPE EITHER HORIZONTALLY OR VERTICALLY, PIPE JOINT DEFLECTION OR BARREL BEND RADIUS SHALL NOT EXCEED 75% OF THE MANUFACTURER'S RECOMMENDED DEFLECTION ANGLE OR BEND

17. ALL PIPING SHALL BE PROPERLY SUPPORTED. ALL PIPING WHICH WILL BE PRESSURIZED DURING OPERATION SHALL BE PROPERLY RESTRAINED.

18. ALL HDPE PIPE SHALL CONFORM TO THE CURRENT VDOT SPECIFICATIONS AND BE BEDDED IN ACCORDANCE WITH THE CURRENT VDOT STANDARDS.

19. CONSTRUCTION TRAFFIC SHALL USE THE CONSTRUCTION ENTRANCE.

20. ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS) AND OUTDOOR STORAGE AREAS IN ALL ZONING DISTRICTS SHALL BE SCREENED FROM SURROUNDING VIEWS PER_SECTION 30-92-5 AND AS SHOWN IN THE ROANOKE COUNTY DESIGN HANDBOOK. HEIGHT OF SCREENING MUST BE A MINIMUM OF SIX (6) FEET.

21. GROUND LEVEL AND ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED

22. ALL EXTERIOR LIGHTING FIXTURES SHALL BE LOCATED AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES. THE INTENSITY AT ADJOINING STREETS OR RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.

GENERAL UTILITIES NOTE:

WITH AWWA C151

VERIFY LOCATION, SIZE, AND ELEVATION FOR ALL UTILITIES IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION, SIZE, OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, OR UPON DISCOVERY OF ANY UTILITY NOT

2. PROVIDE CONSTRUCTION METHODS AND MATERIALS IN ACCORDANCE WITH THE COMMONWEALTH OF VIRGINIA SEWAGE AND WATERWORKS REGULATIONS AND WESTERN VIRGINIA REGIONAL DESIGN AND CONSTRUCTION STANDARDS, LATEST

3. A MINIMUM OF THREE (3.0) FEET OF COVER IS REQUIRED OVER PROPOSED WATER AND SEWER LINES.

. ALL EXISTING UTILITIES MAY NOT BE SHOWN IN EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH THE STATE WATERWORKS REGULATIONS,

5. ALL LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

SECTION 12.05.03, WHERE LINES CROSS.

6. REFER TO DETAIL SHEETS FOR BEDDING DETAILS. AFTER THE PIPE HAS BEEN PLACED IN THE TRENCH, THE TRENCH SHALL BE BACKFILLED WITH SELECT MATERIAL AND THOROUGHLY COMPACTED PER SPECIFICATIONS.

7. ALL WATER MAINS SHALL BE PROPERLY RESTRAINED WITH THRUST BLOCKING OR APPROVED ALTERNATIVE.

8. ALL WATER MAINS SHALL BE TESTED IN ACCORDANCE WITH WESTERN VIRGINIA WATER AUTHORITY (WVWA) STANDARDS. COORDINATE INSPECTIONS FOR TESTING

9. ALL WATER PIPE TO BE DUCTILE IRON PIPE CLASS 52 MINIMUM IN ACCORDANCE

GRADING NOTES:

1. THE GRADING CONTRACTOR SHALL OBTAIN ALL NECESSARY LAND DISTURBING

2. PRIOR TO BEGINNING EARTHWORK OPERATIONS, THE CONTRACTOR SHALL EMPLOY A QUALIFIED, PROFESSIONAL GEOTECHNICAL ENGINEER LICENSED IN THE VIRGINIA. AS A RESULT OF ONSITE TESTING, THE GEOTECHNICAL ENGINEER SHALL MAKE RECOMMENDATIONS REGARDING THE ONSITE PLACEMENT OF FILL MATERIAL AND PROPER COMPACTION METHODS. NO WARRANTIES ARE MADE BY THE OWNER OR ENGINEER FOR ANY SUBSURFACE CONDITIONS ON THE

3. FILL SHALL BE PLACED ONLY ON FIRM SUBGRADES APPROVED BY THE SOILS ENGINEER. SUBGRADES SHALL BE SCARIFIED TO A DEPTH OF 4 INCHES PRIOR TO FILL PLACEMENT TO ASSURE BONDING BETWEEN THE TWO SOILS. ALL FILL AREAS SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% DRY DENSITY (ASTM D698), UNLESS NOTED OTHERWISE. THE COMPACTION SHALL BE ACCOMPLISHED BY PLACÍNG FILL IN 6 TO 8 INCH LIFTS AND MECHANICALLY COMPACTING EACH LIFT TO THE REQUIRED DENSITY. THE SOILS ENGINEER SHALL PERFORM FIELD DENSITY TEST ON EACH LIFT OR AS NECESSARY TO ASCERTAIN THAT ADEQUATE COMPACTION HAS BEEN ACHIEVED. CALIFORNIA BEARING RATIO TESTS SHALL BI PERFORMED IN MATERIAL PROPOSED FOR USE BENEATH PAVEMENT WHETHER CUT OR FILL. THE UPPER 2 FEET OF MATERIAL BELOW STRUCTURES SHALL BE COMPACTED TO 98% DRY DENSITY (ASTM D698).

4. CLEAR SITE WITHIN LIMITS OF GRADING WORK. DO NOT DISTURB AREAS OUTSIDE OF GRADING LIMITS OR PROPERTY BOUNDARY.

5. REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS AS REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN A MANNER AND LOCATION ACCEPTABLE TO THE GOVERNING AUTHORITY. REMOVE TREES AND OTHER VEGETATION. INCLUDING STUMPS AND ROOTS. COMPLETELY IN AREAS REQUIRED FOR SUBSEQUENT SEEDING. CUT OFF TREES AND STUMPS IN AREAS TO RECEIVE FILL MORE THAN THREE FEET IN DEPTH TO WITHIN EIGHT INCHES OF THE ORIGINAL GROUND SURFACE.

6. BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AND OPERATE WARNING LIGHTS AS RECOMMENDED BY AUTHORITIES HAVING

A. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN WITHIN A TOLERANCE OF PLUS OR MINUS 0.10 FOOT. . PROVIDE TRUE AND STRAIGHT FOOTING EXCAVATIONS WITH UNIFORM LEVEL BOTTOMS OF THE WIDTH INDICATED TO ENSURE PROPER PLACEMENT AND COVER OF ALL REINFORCEMENT. . REMOVE ALL LOOSE MATERIALS FROM THE EXCAVATION PRIOR TO PLACEMENT OF CONCRETE.). PROVIDE A MINIMUM OF 2'-0" FROM THE FINISHED GRADE TO TOP OF ALL EXTERIOR WALL FOOTINGS. . FOOTINGS WHICH SUPPORT CONCRETE MASONRY UNITS MAY BE STEPPED PROVIDED THE VERTICAL STEP DOES NOT EXCEED ONE HALF OF THE HORIZONTAL

DISTANCE BETWEEN STEPS AND HORIZONTAL DISTANCE BETWEEN STEPS IS NOT F. IF ROCK IS ENCOUNTERED IN A FOOTING EXCAVATION. UNDERCUT IT A MINIMUM OF 12" BELOW THE BOTTOM OF THE FOOTINGS AND FILL THE RESULTING OVER-EXCAVATION WITH CONTROLLED FILL.

8. CUT SURFACE UNDER PAVEMENTS TO COMPLY WITH CROSS SECTIONS, ELEVATIONS, AND GRADES AS INDICATED.

9. EXCAVATE TRENCHES TO UNIFORM WIDTH CONFORMING TO VDOT STANDARD PB-1 FOR STORM DRAINAGE PIPING AND UB-1 FOR SANITARY SEWER AND WATER. BACKFILL TRENCHES WITH CONTROLLED FILL.

10. PREVENT SURFACE WATER AND SUBSURFACE OR GROUND WATER FROM FLOWING INTO EXCAVATIONS AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAIN WATER TO COLLECTING OR RUNOFF AREAS. ESTABLISH AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DITCHES.

11. PROTECT EXCAVATED BOTTOMS OF ALL FOOTINGS AND TRENCHES AGAINST FREEZING WHEN ATMOSPHERIC TEMPERATURE IS LESS THAN 35 F (1 C).

12. <u>BACKFILLING;</u>
A. COMPACT THE BACKFILL AROUND THE OUTSIDE OF BUILDING TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D 698 STANDARD PROCTOR. DO NOT ALLOW HEAVY COMPACTION EQUIPMENT SUCH AS ROLLERS, ETC., CLOSER TO ANY FOOTING THAN THE HORIZONTAL DISTANCE SUBTENDED BY A 45 ANGLE WITH THE TOP EDGE OF THE FOOTINGS AND THE SURFACE OF THE BACKFILL BEHIND WALLS AFTER PERMANENT CONSTRUCTION WHICH BRACES

THE WALL IS IN PLACE OR TEMPORARY BRACING OF THE WALL IS PROPERLY INSTALLED, AND AFTER ACCEPTANCE OF CONSTRUCTION BELOW FINISH GRADE NCLUDING DAMP-PROOFING, REMOVAL OF CONCRETE FORMWORK, AND REMOVAL OF TRASH AND DEBRIS.

13. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING INCLUDING ADJACENT TRANSITION AREAS. SMOOTH FINISHED SURFACES WITHIN SPECIFIED TOLERANCES. COMPACT WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. GRADE AREAS ADJACENT TO BUILDING LINES TO DRAIN AWAY FROM STRUCTURES TO PREVENT

14. FINISH LAWN AREAS TO WITHIN ONE INCH ABOVE OR BELOW REQUIRED SUBGRADE ELEVATIONS. SHAPE SURFACE UNDER WALKS AND PAVEMENTS TO LINE, GRADE, AND CROSS SECTION, WITH NOT MORE THAN 1/2" ABOVE OR BELOW

15. GRADE SURFACE UNDER BUILDING SLABS SMOOTH AND EVEN, FREE OF VOIDS. PROVIDE FINAL GRADES WITHIN 1/2" OF THOSE INDICATED WHEN TESTED WITH A 10' STRAIGHT EDGE.

16. PROTECT GRADED AREAS FROM TRAFFIC AND EROSION, REPAIR AREAS WHICH HAVE SETTLED, ERODED, OR BECOME DAMAGED DUE TO CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO OWNER.

17. UNDER FOUNDATIONS, SIDEWALKS, AND PAVEMENTS COMPACT EACH LAYER TO 95% MAXIMUM DRY DENSITY ASTM D 698 (STANDARD PROCTOR). FOR FURTHER SUPPORT COMPACT 2 FEET BELOW STRUCTURES TO 98% MAXIMUM DRY DENSITY ASTM D 698 (STANDARD PROCTOR).

18. UNDER LAWN OR UNPAVED AREAS, COMPACT SUBGRADE AND EACH LAYER TO 90% MAXIMUM DRY DENSITY ASTM D 698 (STANDARD PROCTOR).

19. ALL SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE CAPPED AND PIPED TO THE NEAREST STORM SEWER SYSTEM OR NATURAL WATERCOURSE. THE PIPE SHALL BE A MINIMUM OF 6" DIAMETER AND CONFORM TO V.D.O.T. STANDARD

20. GEOTECHNICAL INVESTIGATION HAS BEEN PERFORMED ON THE SITE BY CONSULTING SERVICES, REPORT No. 12-6944. CONTRACTOR SHALL OBTAIN A COPY OF THE REPORT AND ADHERE TO RECOMMENDATIONS DURING CONSTRUCTION.

VDOT NOTES 1. QUALITY CONTROL ALL WORK DONE IN THE PROPOSED, OR EXISTING RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO STREET GRADING, STREET PAVING AND ALL CONSTRUCTION OF ALL STRUCTURAL COMPONENTS, SHALL BE DONE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS. ALL MATERIALS USED SHALL BE TESTED IN ACCORDANCE WITH VDOT STANDARD POLICIES. THE DEVELOPER SHALL CONTACT THE OFFICE OF THE RESIDENT ENGINEER, PRIOR TO BEGINNING CONSTRUCTION WITHIN THE PROPOSED OR EXISTING RIGHT OF WAY. AT THAT TIME, THE RESIDENT ENGINEER SHALL PREPARE AN INSPECTION AND TESTING SCHEDULE. - THE DEVELOPER WILL PRODUCE TEST REPORTS FROM APPROVED INDEPENDENT

- ALL NECESSARY LATERALS ALONG WITH PROVISIONS FOR CONDUITS (I.E. WATER, SEWER, STORM, GAS AND TELEPHONE) WILL BE CONSTRUCTED PRIOR TO PAVEMENT

- GAS OR PETROLEUM TRANSMISSION LINES WILL NOT BE PERMITTED WITHIN THE PAVEMENT OR SHOULDER ELEMENT (BACK OF CURB TO BACK OF CURB) OF THIS DEVELOPMENT, SERVICE LATERALS CROSSING AND PIPE LINES LOCATED OUTSIDE THE PAVEMENT BUT INSIDE THE RIGHT OF WAY WILL BE CONSTRUCTED IN CONFORMITY WITH ASA.B.31.8 SPECIFICATIONS AND SAFETY REGULATIONS. DISTRIBUTION LINES WITH PRESSURES LESS THAN 120 LBS. ARE UNAFFECTED BY

- PERMITS WILL BE REQUIRED FOR ALL UTILITIES WITHIN THE STREET RIGHT-OF-WAY PRIOR TO ACCEPTANCE INTO THE SECONDARY HIGHWAY SYSTEM. ANY EASEMENT GRANTED TO A UTILITY COMPANY FOR PLACEMENT OF POWER, TELEPHONE, WATER, SEWER, ETC., SHALL BE RELEASED PRIOR TO ACCEPTANCE.

- ENTRANCES CONNECTING TO ROADS WITHOUT CURB AND GUTTER SHALL CONFORM TO THE PAVEMENT, SHOULDER AND SLOPE.

PERMITS WILL BE REQUIRED FOR ALL PRIVATE ENTRANCES CONSTRUCTED ON STREETS RIGHTS OF WAY AFTER ACCEPTANCE INTO THE SECONDARY HIGHWAY

4. EROSION CONTROL AND LANDSCAPING

LABORATORIES AT THE DEVELOPER'S EXPENSE.

- CARE SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT EROSION. DUST AND MUD FROM DAMAGING ADJACENT PROPERTY, CLOGGING DITCHES, TRACKING PUBLIC STREETS, AND OTHERWISE CREATING A PUBLIC OR PRIVATE NUISANCE TO SURROUNDING AREAS.

- THE ENTIRE CONSTRUCTION AREA INCLUDING DITCHES, CHANNELS, BACK OF CURBS AND/OR PAVEMENT SHALL BE BACKFILLED AND SEEDED AT THE EARLIEST POSSIBLE TIME AFTER FINAL GRADING.

- DRAINAGE EASEMENTS MUST BE DEFINED BY EXCAVATED DITCHES OR CHANNELS FOR THEIR FULL LENGTH TO WELL DEFINED EXISTING NATURAL WATERCOURSES.

- ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO CONDITIONING (CUTTING AND/OR PREPARATION) OF THE

5. ENTRANCE PAVEMENT RADIUS - MINIMUM PAVEMENT RADIUS OF 12.5 FEET REQUIRED AT ENTRANCE.

6. CONNECTIONS TO STATE-MAINTAINED ROADS - WHILE THESE PLANS HAVE BEEN APPROVED, SUCH APPROVAL DOES NOT EXEMPT CONNECTIONS WITH EXISTING STATE MAINTAINED ROADS FROM CRITICAL REVIEW AT THE TIME PERMIT APPLICATIONS ARE MADE. HIS IS NECESSARY IN ORDER THAT THE PREVAILING CONDITIONS BE TAKEN INTO CONSIDERATION REGARDING SAFETY ACCOMPANIMENTS SUCH AS TURNING LANES.

- STANDARD GUARDRAIL WITH SAFETY END SECTIONS MAY BE REQUIRED ON FILLS AS DEEMED NECESSARY BY THE RESIDENT ENGINEER. AFTER COMPLETION OF ROUGH GRADING OPERATIONS, THE OFFICE OF THE RESIDENT ENGINEER, SHALL BE NOTIFIED SO THAT A FIELD REVIEW MAY BE MADE OF THE PROPOSED LOCATIONS. WHERE GUARDRAILS ARE TO BE INSTALLED THE SHOULDER WIDTH SHALL BE INCREASED IN ACCORDANCE WITH VDOT ROAD AND BRIDGE STANDARDS.

- FIELD REVIEW WILL BE MADE DURING CONSTRUCTION TO DETERMINE THE NEED AND LIMITS OF PAVED DITCHES AND/OR DITCH STABILIZATION TREATMENTS. TO DETERMINE THE NEED AND LIMITS OF ADDITIONAL DRAINAGE EASEMENTS. ALL DRAINAGE EASEMENTS SHALL BE CUT AND MADE TO FUNCTION TO A NATURAL WATERCOURSE. ANY EROSION PROBLEMS ENCOUNTERED IN AN EASEMENT SHALL BE CORRECTED BY WHATEVER MEANS NECESSARY PRIOR TO SUBDIVISION

- DITCH SLOPES ARE TO BE FOUR TO ONE (4:1) FOR SHOULDER WIDTHS OF SIX FEET (6') OR GREATER AND THREE TO ONE (3:1) FOR SHOULDER WIDTHS OF FOUR FEET (4') OR FIVE FEET (5'), UNLESS OTHERWISE SPECIFIED IN THE PLANS.

- CONTRACTOR SHALL OBTAIN ENTRANCE PERMIT TO THE EXISTING VIRGINIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY FROM THE RESIDENT ENGINEER PRIOR TO ROAD CONSTRUCTION.

- AN INSPECTOR WILL NOT BE FURNISHED EXCEPT FOR PERIODIC PROGRESS INSPECTIONS, THE ABOVE MENTIONED FIELD REVIEWS, AND CHECKING FOR REQUIRED STONE DEPTHS. THE DEVELOPER WILL BE REQUIRED TO POST A SURETY TO GUARANTEE THE ROAD FREE OF DEFECTS FOR ONE YEAR AFTER ACCEPTANCE BY THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION.

11. STREET MAINTENANCE - THE STREETS SHALL BE PROPERLY MAINTAINED UNTIL ACCEPTANCE. AT SUCH TIME AS ALL REQUIREMENTS HAVE BEEN MET FOR ACCEPTANCE, ANOTHER INSPECTION WILL BE MADE TO DETERMINE THAT THE STREET HAS BEEN PROPERLY

12. UNDERGROUND UTILITIES - CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE ENGINEER IMMEDIATELY IF THE LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS. IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CONTACT "MISS UTILITY" OF CENTRAL VIRGINIA AT

13. REVISIONS OF SPECIFICATIONS AND STANDARDS - APPROVAL OF THESE PLANS WILL BE BASED ON SPECIFICATIONS AND STANDARDS IN EFFECT AT THE TIME OF APPROVAL AND WILL BE SUBJECT, UNTIL COMPLETION OF THE ROADWAY AND ACCEPTANCE BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION, TO FUTURE REVISIONS OF THE SPECIFICATIONS AND STANDARDS.

14. THE PRELIMINARY PAVEMENT DESIGNS SHOWN ARE BASED ON A PREDICTED SUB-GRADE CBR VALUE OF 7.0 AND WITH A RESILIENCY FACTOR (RF) OF 2.0 AS SHOWN IN APPENDIX 1 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 RI VALUE BE LESS THAN 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 PAVEMENT DESIGN 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 SHALL BE APPROVED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR DEPTH, TEMPLATE AND COMPACTION BEFORE SURFACE IS

. Planting Schedule: Indicate beginning and ending dates of planting for each material.

Maintenance Instructions: Written instructions for the owner's maintenance of landscaping. Include initial maintenance recommendations, 12 month, and long term recommendations. Submit prior to acceptance of landscaping.

Substitutions of plant materials will only be considered by the project Engineer in the unlikely event the specified material is unavailable, or of unacceptable quality. The contractor shall make every effort to provide the specified material. The contractor shall inform, and seek approval by, the project Engineer prior to acquisition or installation of potential substitutions.

4. Provide plant materials complying with ANSI Z60.1 — American Standard for Nursery Stock; 1990.

5. The project Engineer retains the right to inspect planting materials at any time for compliance with the contract documents including but not limited to latent defects and lack of protection or maintenance and to reject defective material. Immediately dispose of rejected materials off the site.

6. Deliver stock only after soil has been prepared. Schedule harvesting and delivery in quantities suitable for immediate planting upon arrival. Plant immediately — if planting cannot be accomplished immediately, provide shade, protect from wind, protect balls or roots from drying by covering at all times with moist saw dust, wood chips, shredded bark, peat moss, or other similar mulching

Schedule and coordinate with work of other sections and local seasons. Locate and avoid damage to underground utilities.

8. Notify the project Engineer of any unforeseen conditions affecting plant growth (i.e., buried debris, limited soil depth, rock, etc.).

9. Planting Time: Plant only in thawed ground.

O. Warranties shall be in addition to, and not a limitation of, other rights the owner may have against the contractor under the contract documents.

 Replace unsatisfactory landscape materials (those dead or lacking vigor) with healthy, vigorous materials. At the direction of the project Engineer, either replace materials in borderline condition or extend the warranty covering such materials for one full growing season.

Another inspection will be conducted at the end of the extended warranty period, if any, to determine acceptance or rejection.

Only one replacement (per tree, shrub, plant, etc.) will be required at the end of the warranty period, except for losses or replacements due to failure to comply with specified requirements.

12. Lawns Warranty and Maintenance: Maintain lawns from immediately after planting until the latest of: substantial completion of the project, acceptance after the first cutting / mowing by the Contractor, or until an acceptable lawn is established and approved by the project Engineer. The Owner shall maintain lawn areas after final acceptance and approval.

Basis of acceptance, seeded lawns: At end of maintenance period, lawns shall be uniform in texture, density, and color; substantially weed-free; without gaps or bare spots; and with vigorous growth of proper species and variety.

Mulch: Replace mulch in areas where mulch has been displaced and secure against displacement.

Watering: Water regularly and at such times and rates as necessary for optimum growth and to avoid wilting, puddling, runoff, or erosion.

of 1/2 pound per 1000 square feet. Control growth of weeds: Apply herbicides in accordance with manufacturer's instructions. Remedy any damage resulting from use of herbicides. Do not allow foot

Fertilizing: After one month of growth, apply 10:10:10 slow release fertilizer at the rate

or vehicular traffic over new lawn areas. Provide effective barricades or warning signs, or both if necessary. Regrade and replant areas if necessary to correct rutted, damaged, or improperly graded areas.

13. Trees and Shrubs Warranty and Maintenance: Maintain trees and shrubs from immediately after planting until the latest of: the period required to establish acceptable healthy plant growth, substantial completion of the project, or 12 months after date of substantial completion of planting.

Provide all maintenance necessary to achieve healthy plant growth. Water regularly, and on a timely basis, to ensure healthy establishment.

Remove weeds, replace mulch, and restore eroded watering basins around trunks if needed.

vertical position if necessary. Apply insecticides or fungicides if necessary to prevent or correct insect infestation

Adjust stakes and guys to provide proper support and replant trees and shrubs to

14. Planting Soil: Mix native soil, topsoil, and amendments thoroughly to provide uniform mixture, using powered rotary tiller, hand—shovel, or other means acceptable to the project Landscape Architect.

Planting soil mix:

One—third (1/3) native soil from excavated hole. One-third (1/3) imported topsoil. One-third (1/3) mixed soil amendments (manure & peat humus). Commercial fertilizer: 0.25 pounds per 100 square feet of surface area. AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF ROAMONE COUNTY, VIRGINIA, HELD AT THE ROAMONE COUNTY ADMINISTRATION CENTER, TUESDAY, JUNUARY 22, 2013

ORDINANCE 012213-9 REZONING 18.27 ACRES FROM R.1. LOW DENSITY RESIDENTIAL DISTRICT, TO C.2, GENERAL COMMERCIAL DISTRICT, WITH CONDITIONS AND TO OBTAIN A SPECIAL USE PENSITY FOR A NUMBER OF HOME AND LIFE CAME FACILITY I. OCATED AT 5647 STARKEY ROAD, CAVE SPRING MAGISTERIAL DISTRICT (TAX MAP NO. 87.1801-57), USON THE APPLICATION OF FREINISH PLEATED AND SEASON OF PROPERTY OF THE NEW AND DESIGNATION OF PROPERTY OF THE NEW AND DESIGNATION OF THE PROPERTY OF THE NEW AND DESIGNATION OF THE PROPERTY OF THE NEW AND DESIGNATION OF THE NEW

WHEREAS, the list reading of this ordinance was held on December 11, 2012, an

HE IT ORDANIED by the Sound of Supervisions of Femerales County, Vincinia, and

he second recalling and public baseing were held January 22, 2013; and

WHEFEAS, the Reservice County Pleasury Commission limit a public tension of This matter on January 7, 2013; and

That the arrive chemicalism of a certain track of real ember contains approximative 10:27 access, are described brooks, and because at 9517 Sharpey Road Pour

(Tax Map Number 87.18-01-37) in the Case Spring Magisterial District, in hereby changed

from the zoning classification of R-1, Low Density Residential District, to the zoning changing in a C2, Grand Commercial District That this action is taken upon the application of Friendship I holds and Refer

Center South, Inc. and Friendship Health and Retials Center; Inc. 3. That the owner of the property has valuatedly profitmed in amenatari conditions which the Board of Supervisors of Roundie County, Virginia, here!

(1) The alte will be developed in substantial conformity with the concept plant dated December 4, 2012 titled "Friendship Health & Robebillstiler Center South", prepared by Freeman White, Inc. subject to those changes which

Health and Rehab Center South, Inc. and Friendship Health and Rehab Center; Inc. for the operation of a remains from and the care facility on 10.27 access broated at 5647 Startesy Fernal (Tax Map Munifer 87.18-01-37) in the Case Spring Magisterial District is ministraticăle în recenti milit încernicateri 2005 Companyile Piert, ascampagisal, ascampa în

Said special use people is insuler assessed with the following conditions

 The site shall be developed in general conformance to the architectural seaderings titled "Friendship Health & Rehabilitation Center South" prepared by Freezen White, Inc. dated September 2012.
 Freezenshinding light pote or site shall be statisticd "cut-off" types no more tissu-eighteen (18) that high and arranged so giara is not cent onto exiphing according to the control of the c 3). A Type C buffer straff for installed subsect of concents lines; exceed for the foreten

5) A business sign for the site shall be limited to a brick manument style sign not to exceed four (4) feet in Imight and ten (10) feet in width or a total of forty (40).

5. That said real estate is more july described as follows

Being 10.27 acres of real entate located at 5647 Startesy Road and Rather described as Tax Mao Number 87,18-01-37.

Rold H. Works.

ROBERT H. WAMPLER, JR

Lic. No. 34713

That this ordinance shall be in full foace and effect thirty (30) days after its final passage. All ordinances or parts of ordinances in condict with the provisions of this ontinance hat and the same beechy are, repeated. The Zanina Administr roll call and recorded water Supervisors Moore, Flora, Church, Ebwick, Alfaer

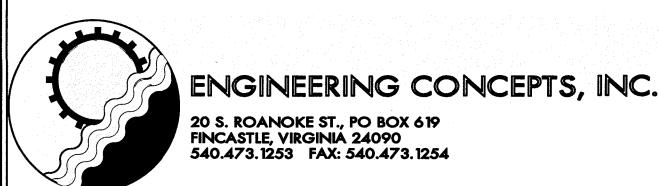
ROANOKE COUNTY REQUIRED NOTES:

1. NO CONSTRUCTION FIELD CHANGES ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER AND ROANOKE COUNTY.

2. ANY NEW ALIGNMENTS, CHANGE IN GRADES, ALTERNATIVE PIPE SIZES OR MANHOLES REQUIRE A PLAN STAMPED BY THE ENGINEER. ROANOKE COUNTY WILL REVIEW PLANS WITHIN ONE DAY OF SUBMITTAL, PLAN CHANGES CAN BE PROVIDED ON 8-1/2"x11" SHEET SIZE IF THE INFORMATION IS LEGIBLE.

3. APPROVAL OF SITE PLAN DOES NOT INCLUDE THE DESIGN OF THE FIRE SPRINKLER SYSTEM UNDERGROUND PIPING FROM BACKFLOW PREVENTION DEVICE TO ONE FOOT ABOVE FINISHED FLOOR LEVEL. PRIOR TO INSTALLATION, SHOP DRAWINGS AND A SEPARATE PERMIT APPLICATION MUST BE SUBMITTED THROUGH THE DEPARTMENT OF BUILDING INSPECTIONS FOR REVIEW AND

FOR CONSTRUCTION ACTIVITIES THAT HAVE A DISTURBED AREA 1 ACRE OR GREATER, THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (DCR) WILL REQUIRE THIS PROJECT TO FOLLOW THE VIRGINIA POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT PROGRAM (VPDES) AND TO REGISTER FOR A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) PERMIT. PERSUANT TO THIS PERMIT A STORMWATER POLLUTION PREVENTION PLAN (SWPP) AND AN APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE ONSITE AT ALL TIMES. CONTRACTOR SHALL CONTACT THE LOCAL DCR OFFICE FOR REGISTRATION AND SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION, PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.



Date Drawn No. Revision By Appd. FRIENDSHIP HEALTH AND NO SCALE ECI **COUNTY COMMENTS** REHAB CENTER SOUTH DATE: 7/9/14 Designed 2 STRUCTURAL PACKAGE ECI RHW | 12/7/12 | PROJECT: 13106 ECI RHW 12/13/12 Checked 3 | COUNTY COMMENTS GENERAL NOTES ECI 4 COUNTY COMMENTS ECI RHW 12/26/1 Approved ROANOKE COUNTY, VIRGINIA RHW