

GENERAL CIVIL/SITE NOTES:

1. THESE NOTES ARE FOR ALL CIVIL/SITE SHEETS.
2. A DESIGNATED RESPONSIBLE LAND DISTURBER (RLD) WILL BE IDENTIFIED UPON CONTRACT AWARD. NO WORK SHALL COMMENCE ON SITE UNTIL A LAND DISTURBING PERMIT IS ISSUED BY ROANOKE COUNTY.
3. A PRE-CONSTRUCTION CONFERENCE SHOULD BE SCHEDULED WITH THE ROANOKE COUNTY ENGINEERING DIVISION. TO BE HELD AT LEAST ONE (1) DAY PRIOR TO ANY CONSTRUCTION.
4. THE RESPONSIBLE LAND DISTURBER MUST BE NAMED PRIOR TO THE TIME OF THE PRE-CONSTRUCTION MEETING. THE RLD MUST ATTEND THE PRE-CONSTRUCTION MEETING AND PROVIDE ROANOKE COUNTY A COPY OF HIS/HER RLD CERTIFICATE AT LEAST TWO DAYS PRIOR TO THE MEETING BEING SCHEDULED.
5. AN APPROVED SET OF PLANS AND ALL PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE LAND DISTURBANCE PERMIT MUST BE KEPT ON SITE AT ALL TIMES AND SHOWN ON DEMAND.
6. ROANOKE COUNTY MUST BE NOTIFIED WHEN THE WORK COMMENCES AND WHEN THE PROJECT IS COMPLETE. THE CONTRACTOR SHALL SUPPLY THE COUNTY WITH CORRECT AS-BUILT PLANS BEFORE FINAL ACCEPTANCE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES REQUIRED BY THE STATE OF VIRGINIA, ROANOKE COUNTY, OR OTHER GOVERNING AGENCIES INVOLVED UNDER THIS CONTRACT.
8. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ROANOKE COUNTY ENGINEERING DIVISION IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
  - A. INSTALLATION OF APPROVED EROSION CONTROL DEVICES
  - B. CLEARING AND GRUBBING
  - C. SUBGRADE EXCAVATION
  - D. INSTALLING STORM SEWERS OR CULVERTS
  - E. PLACING OTHER CONCRETE
  - F. PLACING GRAVEL BASE
  - G. PLACING ANY ROADWAY SURFACE
  - H. INSTALLING WATER LINES
  - I. INSTALLING SANITARY SEWER LINES
9. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CONSTRUCTION STANDARDS, SPECIFICATIONS, AND OTHER CRITERIA OF ROANOKE COUNTY AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
10. ALL WORK SHALL BE SUBJECT TO INSPECTION BY ROANOKE COUNTY, VDOT, DCR, AND OTHER GOVERNING INSPECTORS.
11. FIELD CORRECTIONS SHALL BE APPROVED BY THE ROANOKE COUNTY ENGINEERING DIVISION PRIOR TO SUCH CONSTRUCTION.
12. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSURE THAT THE STREETS ARE IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.
13. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND SEQUENCING OF DEMOLITION AS DESCRIBED BY THESE DOCUMENTS AND SPECIFICATIONS. ALL MATERIAL GENERATED BY THE DEMOLITION SHALL BE HAULED FROM THE SITE AND DISPOSED OF PER ROANOKE COUNTY REGULATIONS.
14. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED IN ACCORDANCE WITH THE STATE OF VIRGINIA LITTER CONTROL ACT. NO LESS THAN ONE LITTER RECEPTACLE SHALL BE PROVIDED ON SITE.
15. NO WORK (GRADING, EXCAVATING, AND CONSTRUCTION) ON THE PROJECT SHALL COMMENCE UNTIL THE APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AS SPECIFIED ON THE PLAN.
16. FIELD CONSTRUCTION SHALL HONOR PROPOSED DRAINAGE DIVIDES AS SHOWN ON PLANS.
17. FINISH CONTOURS SHOWN ARE TO TOP OF TOPSOIL, TOP OF FINAL PAVEMENT, TOP OF SIDEWALK, ETC. CONTRACTOR SHALL PROVIDE GRADE TO SUBGRADE ELEVATION REQUIRED.
18. GRADE STAKES SHALL BE SET FOR ALL CURB AND GUTTER, CULVERTS, SANITARY SEWER AND STORM SEWER.
19. THE CONTRACTOR SHALL COORDINATE FINISHED PAVEMENT GRADES WITH ELEVATIONS AND LOCATIONS OF EXISTING ROADS AND STREETS.
20. PROVIDE UNIFORM (STRAIGHT) GRADE BETWEEN SPOT ELEVATIONS, FINISH CONTOURS, TOP OF INLETS, ETC. PROVIDE POSITIVE DRAINAGE AT ALL GRADED AREAS.
21. NO UNAUTHORIZED FILLING OPERATIONS SHALL OCCUR INSIDE THE LIMITS OF THE 100-YEAR FLOODPLAIN. IF THE EARLY SITE PACKAGE COMPLETION SURVEY CERTIFIES FILL, DIRT WAS PLACED IN THE 100-YEAR FLOODPLAIN LIMITS WITHOUT WRITTEN AUTHORIZATION, THE CONTRACTOR SHALL REMOVE THE MATERIAL AND PERFORM ANY ADDITIONAL WORK TO INSURE COMPLIANCE WITH THE INTENT OF THESE DRAWINGS AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL NOTIFY THE OWNER AND HSM BEFORE COMMENCING ANY GRADING OPERATIONS IN THE FLOODPLAIN IF, IN THE OPINION OF THE CONTRACTOR, CONSTRUCTION OF THESE DOCUMENTS CANNOT BE PERFORMED AS DESIGNED WITHOUT FILLING INSIDE THE 100-YEAR FLOODPLAIN.
22. DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION DESIGN STANDARDS.
23. TOTAL DISTURBED AREA ON SITE IS APPROX. 30.0 ACRES.

UTILITY WORK IN RIGHT-OF-WAY NOTES:

1. PLAN APPROVAL DOES NOT GUARANTEE ISSUANCE OF ANY PERMITS BY VDOT.
2. A PERMIT MUST BE OBTAINED FROM THE VDOT RESIDENCY OFFICE, ROANOKE COUNTY, PRIOR TO CONSTRUCTION IN THE HIGHWAY RIGHT-OF-WAY.
4. ALL SPRINGS SHALL BE CAPPED AND PIPED TO THE NEAREST STORM SEWER OR NATURAL WATERCOURSE. THE PIPE SHALL BE 6 INCH MINIMUM DIAMETER AND CONFORM TO VDOT STANDARDS.
5. CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC WHEN PRACTICAL WHEN WORKING WITHIN EXISTING STREETS. THE CONTRACTOR SHALL PLACE SIGNS, DANGER LIGHTS, BARRICADES, AND FURNISH FLAGMEN TO DIRECT TRAFFIC IN ACCORDANCE WITH THE WORK AREA TRAFFIC CONTROL HANDBOOK, LATEST EDITION.
6. APPROPRIATE FENCING AND/OR BARRICADES SHALL BE USED WHEN CONSTRUCTION OCCURS NEAR PEDESTRIAN WALKWAYS.
7. ALL PAVEMENT, CURBS, AND GUTTERS DISTURBED FOR INSTALLATION OF UTILITIES ALONG EXISTING ROADS SHALL BE RESTORED TO ORIGINAL CONDITION, INCLUDING PAVEMENT MARKINGS. IMMEDIATELY FOLLOWING THE INSTALLATION, POSITIVE DRAINAGE AND EXISTING FLOW LINES MUST BE MAINTAINED.

SURVEY NOTES:

HSM NOTES:

1. SURVEY OF THE SITE TO THE EDGE OF THE ROANOKE RIVER AND WITHIN THE EASEMENTS OF THE ACCESS ROAD AND WEST RIVER ROAD WAS PERFORMED BY LUMSDEN ASSOCIATES, P.C., IN SUMMER 2005 AND SUBMITTED TO HSM IN OCTOBER 2005. ADDITIONAL TOPOGRAPHIC INFORMATION WAS PROVIDED BY AERIAL MAPPING.
2. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. CONTRACTOR SHALL LOCATE AND PROTECT ALL UTILITIES AT HIS OWN INITIATIVE AND EXPENSE.
3. EXISTING TOPOGRAPHY MAY HAVE CHANGED SINCE THE SURVEY WAS PERFORMED AND THEREFORE EXISTING ELEVATIONS MAY DIFFER FROM THOSE SHOWN ON THE PLANS. CONTRACTOR SHALL COORDINATE WITH OWNER AND VERIFY EXISTING GRADES PRIOR TO ESTIMATING EARTHWORK QUANTITIES REQUIRED FOR CONSTRUCTION.
4. TOTAL ACREAGE = 42.747 ACRES (NOT INCLUDING OFFSITE UTILITIES).
5. THE PROFESSIONAL SEAL AND SIGNATURE ON THE ORIGINAL SURVEY CERTIFIES THE BOUNDARY SURVEY AND TOPOGRAPHIC MAPPING TO BE ACCURATE AND CORRECT.

LUMSDEN ASSOCIATES P.C. NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT AND THERE MAY EXIST EASEMENTS NOT SHOWN HEREON.
3. RIGHT-OF-WAY OF U.S. ROUTE #11 AND ROUTE #639, PER VIRGINIA DEPARTMENT OF TRANSPORTATION PLANS - PROJECT #771FR-2, SHEET 6
4. RIGHT-OF-WAY OF NORFOLK SOUTHERN RAILROAD RIGHT-OF-WAY PER RIGHT-OF-WAY AND MAINTENANCE MAP OF THE VIRGINIAN RAILWAY MAP #68 MILEPOST V-259, DATED 6-30-1916.
5. LEGAL REFERENCE - D.B. 844, PG. 563, W. B. 41, PG. 1055 & D.B. 1605, PG. 247.
6. A PORTION OF THIS PROPERTY FALLS WITHIN THE LIMITS OF A 100-YEAR FLOOD BOUNDARY AS DESIGNED BY FEMA. THIS OPINION IS BASED ON INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE FEMA MAP NO. 51161C0056D DATED 10-15-93, "ZONE AE & X".
7. RIGHT-OF-WAY OF VA. SEC. RTE. #639 PER VIRGINIA DEPARTMENT OF TRANSPORTATION PROJECT #771FR-1, SHEET 3.
8. THE ROAD SERVING THIS LOT IS PRIVATE AND ITS MAINTENANCE, INCLUDING SNOW REMOVAL, IS NOT A PUBLIC RESPONSIBILITY. IT SHALL NOT BE ELIGIBLE FOR ACCEPTANCE INTO THE STATE SECONDARY SYSTEM FOR MAINTENANCE UNTIL SUCH TIME AS IT IS CONSTRUCTED AND OTHERWISE COMPLIES WITH ALL REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR THE ADDITION OF SUBDIVISION STREETS CURRENT AT THE TIME OF SUCH REQUEST. ANY COSTS REQUIRED TO CAUSE THIS STREET TO BECOME ELIGIBLE FOR ADDITION INTO THE STATE SECONDARY SYSTEM SHALL BE PROVIDED WITH FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
9. BEARINGS AS SHOWN ON THE PROPERTY LINES HEREON REFLECT THE MERIDIAN OF PLAT BOOK 27, PAGE 127.
10. EASEMENT TO VIRGINIAN RAILWAY CO. BEING A 100' ELECTRIFICATION TRANSMISSION LINE THRU PROPERTY OF I. B. GOODWIN, ET AL AS RECORDED IN DEED BOOK 43, PAGE 46-47 TO BE ABANDONED PER P.B. 21, PG. 128.
11. CEMETERY AS SHOWN HEREON CONTAINS 0.435 ACRES AND IS NOT INCLUDED IN THE TOTAL ACREAGE OF PARCEL "A-1A" BEING 42.747 ACRES.
12. FOR WATER AND SEWER AVAILABILITY SEE ROANOKE COUNTY AVAILABILITY LETTER (#97-299) OUTLINING REQUIREMENTS FOR HOOKUP TO COUNTY WATER AND SANITARY SEWER SYSTEMS.
13. THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OF ANY UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, SANITARY SEWER MANHOLES, AND ALL OTHER SURVEY INFORMATION IS LOCATED. ALL UNDERGROUND UTILITIES SHOWN WERE ESTABLISHED USING ABOVE GROUND STRUCTURES. ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.

DETENTION BASIN NOTES:

1. CONSTRUCTION OF DETENTION BASINS SHALL CONFORM TO THE REQUIREMENTS OF THE ROANOKE COUNTY DRAINAGE STANDARDS. PREPARATION OF AS-BUILT PLANS SHALL BE BY A CERTIFIED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE COMMONWEALTH OF VIRGINIA.
2. SITE PREPARATION SHALL BE IN ACCORDANCE WITH THE COUNTY OF ROANOKE DESIGN AND CONSTRUCTION STANDARDS FOR DETENTION PONDS, LATEST EDITION.
3. SLOPES STEEPER THAN 3:1 SHALL BE BENCHED OR STEPPED PRIOR TO PLACING FILL ON THEM.
4. ON-SITE FILL MATERIAL OR BORROW FILL MATERIAL MAY BE UTILIZED. FILL MATERIAL SOILS, IN GENERAL:
  - A. SHALL BE COMPACTABLE
  - B. SHALL BE WITHIN AN ACCEPTABLE RANGE OF MOISTURE CONTENT WHICH IS READILY CONTROLLED
  - C. SHALL NOT BE HIGHLY SUSCEPTIBLE TO VOLUME CHANGE (SHRINKAGE OR SWELL) OR SETTLEMENT
5. FILL MATERIALS CONTAINING ROCKS LARGER THAN SIX (6) INCHES SHALL NOT BE USED. THE UPPERMOST TWO (2) FEET SHALL NOT HAVE ANY ROCK LARGER THAN TWO (2) INCHES IN DIAMETER.
6. THE APPROVED FILL SHALL BE PLACED IN EIGHT (8) INCH LOOSE LIFTS. EACH LIFT SHALL BE SPREAD IN UNIFORM LAYERS. FILL SOIL SHALL BE UTILIZED ONLY WITHIN A MOISTURE RANGE OF +/- 2% OF THE OPTIMUM MOISTURE CONTENT. COMPACTION OF THE FILL SHALL BE PERFORMED WITH APPROVED EQUIPMENT. COMPACTION OF THE LAYERS SHALL BE CONTINUOUS AND UNIFORM.
7. EMBANKMENT MATERIAL IN FILL AREAS SHALL BE PLACED IN LIFTS NOT EXCEEDING EIGHT (8) INCHES AND SHALL BE COMPACTED TO A MINIMUM 95% DENSITY IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS.
8. FIELD DENSITY TESTS ARE TO BE CONDUCTED BY AN INDEPENDENT SOILS TESTING LABORATORY UNDER THE DIRECTION OF A QUALIFIED GEOTECHNICAL ENGINEER. THE RESULTS OF THESE TESTS SHALL BE SUBMITTED TO ROANOKE COUNTY WITH AS-BUILT PLANS AS A CONDITION OF ACCEPTANCE OF THE PROJECT BY ROANOKE COUNTY. FIELD DENSITY TESTS, AS DIRECTED BY THE ENGINEER SHALL BE PERFORMED PERIODICALLY TO DETERMINE THE DEGREE OF COMPACTION. ANY AREAS FAILING TO MEET THE ABOVE REQUIREMENTS SHALL BE REWORKED AND/OR RECOMPACTED UNTIL THE REQUIRED DEGREE OF COMPACTION IS ACHIEVED.
9. ANTI-SLEEP COLLARS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
10. ALL DISTURBED AREAS SHALL BE COVERED WITH FOUR (4) INCHES OF TOPSOIL AND SEEDED.
11. THE MINIMUM SLOPE OF THE BASIN FLOOR SHALL BE ONE (1) PERCENT GRADED TO DRAIN TO THE PRINCIPAL SPILLWAY.

GENERAL UTILITY NOTES:

1. A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING ALL WATER VALVE VAULTS AND SANITARY SEWER MANHOLES AFTER INSTALLATION OF CONSTRUCTION ROAD STABILIZATION AND FINAL GRADING. MANHOLE AND VAULT TOPS SHALL BE ADJUSTED TO FINAL GRADE IF NECESSARY.
3. ALL EXISTING UTILITIES MAY OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH THE PROJECT SPECIFICATIONS AND THE STATE WATER WORKS REGULATIONS WHERE LINES CROSS.
4. CONTRACTOR SHALL BE RESPONSIBLE TO IMMEDIATELY REPAIR ANY ACTIVE UTILITIES DAMAGED DURING CONSTRUCTION AND TO NOTIFY THE OWNERS REPRESENTATIVE AND ANY APPROPRIATE UTILITY COMPANIES OF THE DAMAGE.
5. LENGTHS OF LINES INDICATED ON THE DRAWINGS FOR UTILITY SYSTEMS ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR DETERMINING THE EXACT AMOUNT OF PIPING REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM IN ACCORDANCE WITH THE INTENT OF THE DRAWINGS.
6. TOP OF INLETS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY EXACT ELEVATION REQUIRED TO ASSURE STRUCTURE HEIGHT COMPLIES WITH THE PURPOSE OF THE STRUCTURE AND CONFORMS WITH ADJACENT FINISHED GRADES.
7. ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT-OF-WAYS SHALL BE COMPACTED ACCORDING TO VDOT STANDARDS.
8. LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.
9. SANITARY SEWER LATERALS FROM MANHOLES SHALL BE PVC OR DUCTILE IRON OF SUFFICIENT LENGTH TO PROVIDE TWO (2) FEET OF BEARING ON NATURAL GROUND. SEE THE PROJECT SPECIFICATIONS.
10. CONTRACTORS SHALL NOTIFY UTILITY COMPANIES OF PROPOSED CONSTRUCTION AT LEAST TWO (2), BUT NOT MORE THAN TEN (10) WORKING DAYS IN ADVANCE. AREA PUBLIC UTILITIES MAY BE NOTIFIED THROUGH "MISS UTILITY": 1-800-552-7001.
11. THE CONTRACTOR SHALL SUPPLY ALL UTILITY COMPANIES WITH COPIES OF APPROVED PLANS, ADVISING THEM THAT ALL GRADING AND INSTALLATION SHALL CONFORM TO APPROVED PLANS.
12. CONTRACTOR SHALL ADHERE TO WESTERN VIRGINIA WATER AUTHORITY REGULATIONS AND CONSTRUCTION GUIDELINES AND REGULATIONS.
13. AVAILABILITY NUMBER: (540) 853-5700

GAS INSTALLATION NOTES:

ROANOKE GAS COMPANY RESPONSIBILITIES:

1. ROANOKE GAS COMPANY WILL INSTALL A SERVICE LINE FROM ITS MAIN TO THE BUILDING WALL AT A METER LOCATION AGREED UPON WITH THE PROPERTY OWNER. ROANOKE GAS WILL BE RESPONSIBLE FOR CALLING MISS UTILITY OR USING OTHER MEANS FOR LOCATING UNDERGROUND UTILITY LINES.
2. THE SERVICE LINE AND METER MUST BE INSTALLED PRIOR TO EQUIPMENT INSTALLATION SO THAT FUEL LINE CAN BE ACCURATELY PLACED. ROANOKE GAS COMPANY REQUIRES AT LEAST A THREE (3) WEEKS NOTICE PRIOR TO HAVING THE SERVICE LINE INSTALLED. SITE GAS LINE PIPING WILL OCCUR DURING CONSTRUCTION OF THIS PACKAGE. HOWEVER, INSTALLATION OF THE METER WILL OCCUR AFTER THE BUILDING FACILITY HAS BEEN SUBSTANTIALLY COMPLETED.

CONTRACTOR RESPONSIBILITIES:

1. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF THE GAS MAIN WITH OTHER UTILITIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING GAS LINE INSTALLATION WITH ROANOKE GAS COMPANY AND SHALL COORDINATE CONSTRUCTION SEQUENCING WITH ROANOKE GAS COMPANY AFTER SITE GRADING IS COMPLETED.
11. ALL STOCKPILE AND BORROW AREAS SHALL BE STABILIZED USING TEMPORARY OR PERMANENT SEEDING. SILT FENCE SHALL BE INSTALLED ALONG DOWNHILL TOE OF SLOPE.
12. THE CONTRACTOR SHALL COMPLETE DRAINAGE FACILITIES WITHIN 30 DAYS FOLLOWING COMPLETION OF ROUGH GRADING AT ANY POINT WITHIN THE PROJECT. THE INSTALLATION OF DRAINAGE FACILITIES SHALL TAKE PRECEDENCE OVER ALL UNDERGROUND UTILITIES. OUTFALL DITCHES FROM DRAINAGE STRUCTURES SHALL BE STABILIZED IMMEDIATELY AFTER CONSTRUCTION OF SAME. THIS INCLUDES INSTALLATION OF EROSION CONTROL STONE WHERE REQUIRED.
13. TEMPORARY VEGETATIVE COVER SHALL BE PROVIDED IN ALL AREAS WHICH ARE NOT DESIGNATED FOR PAVING, UNDERGROUND UTILITIES OR STRUCTURAL USES. SUCH AREAS SHALL NOT BE EXPOSED FOR PERIODS EXCEEDING 30 DAYS. TEMPORARY VEGETAL COVER MAY BE ELIMINATED IN FAVOR OF FINAL VEGETAL COVER IF CONSTRUCTION AND SEASONAL CONDITIONS PERMIT.
14. ALL AREAS DESIGNATED FOR PAVING, UNDERGROUND UTILITIES, AND STRUCTURAL USE SHALL BE STABILIZED AS SOON AS POSSIBLE, BUT NOT EXCEEDING 15 DAYS FOLLOWING INSTALLATION. NO MORE THAN 300' OF SANITARY SEWER, STORM SEWER, OR WATER LINES ARE TO BE OPEN AT ONE TIME.
15. ALL AREAS DESIGNATED FOR PAVING SHALL BE STABILIZED WITH A 6-INCH COURSE OF VDOT #1 COARSE AGGREGATE IMMEDIATELY AFTER GRADING OR THE COMPLETION OF UTILITY INSTALLATION.
16. THE TERM SEEDING, FINAL VEGETATIVE COVER OR STABILIZATION, ON THIS PLAN SHALL MEAN THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF A STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF SEED, LIME, AND FERTILIZER. IRRIGATION SHALL BE REQUIRED AS NECESSARY TO INSURE ESTABLISHMENT OF GRASS COVER.
17. ALL SLOPES 3:1 OR STEEPER THAN 3:1 SHALL REQUIRE MATTING TO AID IN THE ESTABLISHMENT OF A VEGETATIVE COVER. INSTALLATION SHALL BE IN ACCORDANCE WITH MULCHING AND MANUFACTURER'S INSTRUCTIONS AND THE VA E&S HANDBOOK.
18. INLET PROTECTION SHALL BE PROVIDED FOR ALL STORM DRAIN INLETS AS SOON AS PRACTICAL FOLLOWING CONSTRUCTION OF SAME.
19. OUTLET PROTECTION AND ANY TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED FOR PIPES AND CHANNELS BEFORE THEY ARE OPERATIONAL.
20. BASE COURSE MATERIAL SHALL BE PLACED IN ALL STREET AREAS WITHIN 30 DAYS OF FINAL GRADING.

EROSION AND SEDIMENT CONTROL NOTES:

- THE PURPOSE OF THE EROSION CONTROL MEASURES SHOWN ON THESE PLANS SHALL BE TO PREVENT ALL DISTURBED AREAS FROM BEING STABILIZED AFTER CONSTRUCTION IS COMPLETE. ALL MEASURES SHALL BE REMOVED WITHIN 30 DAYS. TRAPPED SEDIMENT SHALL BE SPREAD AND SEEDED.
1. THE BUILDING CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR MAINTAINING EXISTING EROSION CONTROL MEASURES ONCE CONSTRUCTION OF THE BUILDING PROJECT BEGINS AND THE EARLY STEWOK CONTRACTOR HAS COMPLETED ALL HIS WORK; PROVIDED EVERY REASONABLE EFFORT WAS MADE TO ENSURE ESTABLISHMENT OF GRASS WHERE INDICATED ON THE PLANS AND TO STABILIZE THE SITE. THE EARLY STEWOK CONTRACTOR SHALL BE RELEASED FROM THE REQUIREMENTS OF THE EROSION AND SEDIMENT CONTROL BOND ONCE THE OWNER, OWNER'S REPRESENTATIVE, ROANOKE COUNTY INSPECTORS, AND THE CONTRACTORS AGREE THAT EITHER, PUNCH LIST ITEMS HAVE BEEN COMPLETED OR RESPONSIBILITIES ASSIGNED.
  2. PLAN APPROVAL IN NO WAY RELIEVES THE CONTRACTOR OF THE RESPONSIBILITIES CONTAINED WITHIN THE EROSION AND SILTATION CONTROL POLICIES.
  3. ALL SOIL EROSION & SEDIMENT CONTROL MEASURES SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
  4. FOR THE EROSION CONTROL KEY SYMBOLS SHOWN ON THE PLANS, REFER TO THE VIRGINIA EROSION & SEDIMENT CONTROL EROSION AND SEDIMENT CONTROL PRACTICES CONTAINED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH ALL APPLICABLE MEASURES CONTAINED THEREIN WHICH MAY BE PERTINENT TO THIS PROJECT.
  5. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED BY A TEMPORARY CONSTRUCTION ENTRANCE TO PREVENT TRACKING OF MUD ONTO PUBLIC RIGHT-OF-WAYS. AN ENTRANCE PERMIT FROM VDOT IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN STATE RIGHT-OF-WAYS.
  6. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE PLAN, NOT LOCATED IN PROPOSED FILL OR EXCAVATION AREAS, SHALL BE CONSTRUCTED PRIOR TO ALL OTHER LAND DISTURBANCE. THE CONTRACTOR SHALL ARRANGE AN ON-SITE PRECONSTRUCTION CONFERENCE WITH THE ROANOKE COUNTY DEVELOPMENT INSPECTOR.
  7. MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH PROCEDURES APPROVED BY THE STATE OF VIRGINIA. MAINTENANCE WILL INCLUDE THE REPAIR OF MEASURES DAMAGED BY ANY SUBCONTRACTOR OR EMPLOYEE OF THE PUBLIC UTILITY COMPANIES. AT THE PRECONSTRUCTION MEETING, THE CONTRACTOR WILL SUPPLY ROANOKE COUNTY WITH THE NAME OF THE INDIVIDUAL WHO WILL BE RESPONSIBLE FOR ENSURING MAINTENANCE OF INSTALLED MEASURES ON A DAILY BASIS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LEAVE THE SITE ADEQUATELY PROTECTED AGAINST EROSION, SEDIMENTATION, OR ANY DAMAGE TO ANY ADJACENT PROPERTY AT THE END OF EACH DAY'S WORK.
  8. SURFACE FLOWS OVER CUT AND FILL SLOPES SHALL BE CONTROLLED BY EITHER REDIRECTING FLOWS FROM TRANSVERSING THE SLOPES OR BY INSTALLING MECHANICAL DEVICES TO SAFELY LOWER WATER DOWNSLOPE WITHOUT CAUSING EROSION. IN NO CASE DURING CONSTRUCTION SHALL WATER RUNOFF BE DIVERTED OR ALLOWED TO FLOW TO LOCATIONS WHERE ADEQUATE PROTECTION HAS NOT BEEN PROVIDED.
  9. THE APPROVING AUTHORITY MAY ADD TO, DELETE, RELOCATE, CHANGE, OR OTHERWISE MODIFY CERTAIN EROSION AND SEDIMENT CONTROL MEASURES WHERE FIELD CONDITIONS ARE ENCOUNTERED THAT WARRANT SUCH MODIFICATIONS.
  10. SEDIMENT CONTROL MEASURES MAY REQUIRE MINOR FIELD ADJUSTMENTS AT THE TIME OF CONSTRUCTION TO INSURE THEIR INTENDED PURPOSE IS ACCOMPLISHED. ROANOKE COUNTY APPROVAL WILL BE REQUIRED FOR OTHER DEVIATION FROM THE APPROVED PLANS.
  11. ALL STOCKPILE AND BORROW AREAS SHALL BE STABILIZED USING TEMPORARY OR PERMANENT SEEDING. SILT FENCE SHALL BE INSTALLED ALONG DOWNHILL TOE OF SLOPE.
  12. THE CONTRACTOR SHALL COMPLETE DRAINAGE FACILITIES WITHIN 30 DAYS FOLLOWING COMPLETION OF ROUGH GRADING AT ANY POINT WITHIN THE PROJECT. THE INSTALLATION OF DRAINAGE FACILITIES SHALL TAKE PRECEDENCE OVER ALL UNDERGROUND UTILITIES. OUTFALL DITCHES FROM DRAINAGE STRUCTURES SHALL BE STABILIZED IMMEDIATELY AFTER CONSTRUCTION OF SAME. THIS INCLUDES INSTALLATION OF EROSION CONTROL STONE WHERE REQUIRED.
  13. TEMPORARY VEGETATIVE COVER SHALL BE PROVIDED IN ALL AREAS WHICH ARE NOT DESIGNATED FOR PAVING, UNDERGROUND UTILITIES OR STRUCTURAL USES. SUCH AREAS SHALL NOT BE EXPOSED FOR PERIODS EXCEEDING 30 DAYS. TEMPORARY VEGETAL COVER MAY BE ELIMINATED IN FAVOR OF FINAL VEGETAL COVER IF CONSTRUCTION AND SEASONAL CONDITIONS PERMIT.
  14. ALL AREAS DESIGNATED FOR PAVING, UNDERGROUND UTILITIES, AND STRUCTURAL USE SHALL BE STABILIZED AS SOON AS POSSIBLE, BUT NOT EXCEEDING 15 DAYS FOLLOWING INSTALLATION. NO MORE THAN 300' OF SANITARY SEWER, STORM SEWER, OR WATER LINES ARE TO BE OPEN AT ONE TIME.
  15. ALL AREAS DESIGNATED FOR PAVING SHALL BE STABILIZED WITH A 6-INCH COURSE OF VDOT #1 COARSE AGGREGATE IMMEDIATELY AFTER GRADING OR THE COMPLETION OF UTILITY INSTALLATION.
  16. THE TERM SEEDING, FINAL VEGETATIVE COVER OR STABILIZATION, ON THIS PLAN SHALL MEAN THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF A STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF SEED, LIME, AND FERTILIZER. IRRIGATION SHALL BE REQUIRED AS NECESSARY TO INSURE ESTABLISHMENT OF GRASS COVER.
  17. ALL SLOPES 3:1 OR STEEPER THAN 3:1 SHALL REQUIRE MATTING TO AID IN THE ESTABLISHMENT OF A VEGETATIVE COVER. INSTALLATION SHALL BE IN ACCORDANCE WITH MULCHING AND MANUFACTURER'S INSTRUCTIONS AND THE VA E&S HANDBOOK.
  18. INLET PROTECTION SHALL BE PROVIDED FOR ALL STORM DRAIN INLETS AS SOON AS PRACTICAL FOLLOWING CONSTRUCTION OF SAME.
  19. OUTLET PROTECTION AND ANY TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED FOR PIPES AND CHANNELS BEFORE THEY ARE OPERATIONAL.
  20. BASE COURSE MATERIAL SHALL BE PLACED IN ALL STREET AREAS WITHIN 30 DAYS OF FINAL GRADING.

EROSION AND SEDIMENT CONTROL NOTES (CONT.):

21. TEMPORARY EROSION CONTROL MEASURES ARE NOT TO BE REMOVED UNTIL ALL DISTURBED AREAS ARE STABILIZED AFTER STABILIZATION IS COMPLETE. ALL MEASURES SHALL BE REMOVED WITHIN 30 DAYS. TRAPPED SEDIMENT SHALL BE SPREAD AND SEEDED.
22. THE LOCATION OF ALL OFF-SITE FILL OR BORROW AREAS ASSOCIATED WITH THE CONSTRUCTION PROJECT WILL BE PROVIDED TO ROANOKE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT. AN EROSION CONTROL PLAN OR MEASURES MAY BE REQUIRED FOR THIS AREA.
23. ALL EARTHEN CONTROLS AND STRUCTURES SHALL BE STABILIZED IMMEDIATELY UPON INSTALLATION.
24. THE BANKS OF THE ROANOKE RIVER, WHERE DISTURBED, SHALL BE STABILIZED IMMEDIATELY.

CONTRACT NOTES:

SEE THE PLANS AND SPECIFICATIONS FOR WORK INCLUDED IN THIS CONTRACT.

IN GENERAL, CONSTRUCTION OF THIS PACKAGE INCLUDES:

- FINAL PAVING, CURBS, SIDEWALKS, ETC.
- BUREAU OF PUBLIC WORKS (BPW) EROSION AND SEDIMENT CONTROL MEASURES
- BIORETENTION AND UNDERGROUND RAINWATER STORAGE TANK (INSTALLATION OF THE BIORETENTION CELLS AND THE UNDERGROUND RAINWATER STORAGE TANKS MUST BE COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY)
- UTILITIES INSIDE THE LIMITS OF THE BUILDING PAD
- OFF-SITE UTILITIES AND CONNECTIONS TO MAINS
- REFER TO ZONING NOTES FOR COUNTY REQUIREMENTS

IN GENERAL, CONSTRUCTION OF THIS PACKAGE DOES NOT INCLUDE:

- GRADING THE ACCESS ROAD FOR CONSTRUCTION TRAFFIC
- SITE GRADING AND COMPACTION
- REMEDIAL UNDERCUT AS DIRECTED BY THE GEOTECHNICAL ENGINEER
- CONSTRUCTION ROAD STABILIZATION
- EROSION AND SEDIMENT CONTROL MEASURES
- STORM DRAINAGE SYSTEMS
- SITE UTILITIES (TO LIMITS OF GRADING)
- AS-BUILT LOG AND DOCUMENTATION
- EARLY SITE PACKAGE COMPLETION SURVEY (NIC, BY OWNER) (A COPY OF THE AS-BUILT LOG IS REQUIRED TO BE SUBMITTED TO THE OWNER UPON REQUEST. THE OWNER WILL PERFORM AN AS-BUILT SURVEY AT THE END OF THE PROJECT TO CONFIRM THE WORK WAS CONSTRUCTED AS DESIGNED WITHIN THE ACCEPTABLE TOLERANCE RANGES AS STATED IN THE PROJECT SPECIFICATIONS.)

PROJECT DATA:

- APPLICABLE CODES AND REFERENCE STANDARDS:
  - VIRGINIA UNIFORM STATEWIDE BUILDING CODE-VUSBC (2003 EDITION EFFECTIVE JANUARY 1, 2005)
  - VIRGINIA DEPARTMENT OF CORRECTIONS-STANDARDS FOR PLANNING, DESIGN, CONSTRUCTION AND REIMBURSEMENT OF LOCAL CORRECTIONAL FACILITIES
  - ADAS-AMERICAN WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES
  - VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION, DIVISION OF SOIL AND WATER CONSERVATION-VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESC), THIRD EDITION, 1992.
  - VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION, DIVISION OF SOIL AND WATER CONSERVATION-VIRGINIA STORMWATER MANAGEMENT HANDBOOK, FIRST EDITION, 1999.

ZONING NOTES:

- PARKING AND ADA ACCESSIBILITY PER ARTICLE V, SEC. 30-91 OF THE ROANOKE COUNTY ZONING ORDINANCE - THESE REGULATIONS ARE INTENDED TO PROVIDE OFF-STREET PARKING, STACKING AND LOADING FACILITIES IN PROPORTION TO THE NEEDS CREATED BY EACH USE. THESE REGULATIONS ARE INTENDED TO PROVIDE FOR ACCOMMODATION OF VEHICLES IN A FUNCTIONALLY AND AESTHETICALLY SATISFACTORY MANNER AND TO MINIMIZE EXTERNAL EFFECTS ON ADJACENT LAND USES.
- LANDSCAPING, AND BUFFER YARDS REQUIREMENTS FOR ADJACENT RIGHT-OF-WAY/STREET SIDE PLANTINGS PER ARTICLE V, SEC. 30-92.6(b) OF THE ROANOKE COUNTY ZONING ORDINANCE.
  1. WHERE A NEW OR EXPANDED DEVELOPMENT, OR RECONFIGURED PARKING AREA IS PROPOSED ADJACENT TO A PUBLIC STREET RIGHT-OF-WAY, A PLANTING STRIP SHALL BE ESTABLISHED BETWEEN THE PARKING AREA AND THE ADJACENT RIGHT-OF-WAY. THE PLANTING STRIP SHALL HAVE A MINIMUM WIDTH OF TEN (10) FEET.
  2. ALTHOUGH THIS PLANTING STRIP A MINIMUM OF ONE (1) LARGE DECIDUOUS TREE SHALL BE PLANTED EVERY THIRTY (30) LINEAR FEET ALONG THE PUBLIC STREET RIGHT-OF-WAY. SMALL TREES PLANTED EVERY TWENTY (20) LINEAR FEET, MAY BE USED WHERE AN OVERHEAD POWER LINE OR OTHER OBSTRUCTION IS PRESENT. IN ADDITION, A MINIMUM OF TWO (2) SHRUBS SHALL BE PLACED IN THE PLANTING STRIP FOR EVERY FIVE (5) LINEAR FEET OF FRONTAGE. THIS SHOULD NOT BE CONSTRUED AS MEANING THAT THE PLANTS MUST BE UNIFORMLY PLANTED.
- DUMPSTER AND OUTSIDE EQUIPMENT SCREENING - ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS) AND OUTDOOR STORAGE AREAS IN ALL ZONING DISTRICTS SHALL BE SCREENED FROM SURROUNDING VIEWS. IN ADDITION, GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED PER ARTICLE V, SEC. 30-92-6(c) OF THE ROANOKE COUNTY ZONING ORDINANCE.
- SIGNAGE - THESE REGULATIONS ARE INTENDED TO DEFINE, PERMIT AND CONTROL THE USE OF SIGNS. THEY HAVE BEEN ESTABLISHED BY THE BOARD TO ACHIEVE THE FOLLOWING COMMUNITY GOALS AND OBJECTIVES:
  1. PROTECT THE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC.
  2. PROMOTE THE ECONOMIC GROWTH OF THE COUNTY BY CREATING A COMMUNITY IMAGE THAT IS CONDUCIVE TO ATTRACTING NEW BUSINESS AND INDUSTRIAL DEVELOPMENT.
  3. DISTRIBUTE EQUITABLY THE PRIVILEGE OF USING THE PUBLIC ENVIRONS TO COMMUNICATE PRIVATE INFORMATION.
  4. PERMIT REASONABLE LEGIBILITY AND EFFECTIVENESS OF SIGNS AND TO PREVENT THEIR OVER-CONCENTRATION, IMPROPER PLACEMENT AND EXCESSIVE HEIGHT, BULK, DENSITY, AND AREA.
  5. PROMOTE THE SAFETY OF PERSONS AND PROPERTY BY REQUIRING THAT SIGNS DO NOT OBSTRUCT FIRE-FIGHTING EFFORTS, AND DO NOT CREATE TRAFFIC HAZARDS BY CONFUSING OR DISTRACTING MOTORISTS OR BY IMPAIRING DRIVERS' ABILITY TO SEE PEDESTRIANS, OBSTACLES, OR OTHER VEHICLES OR TO READ TRAFFIC SIGNS.
  6. PROVIDE FOR THE REASONABLE ADVERTISING OF BUSINESS AND CIVIC PRODUCTS AND SERVICES, WITH RECOGNITION OF THE EFFECTS OF SIGNAGE ON THE CHARACTER OF THE COMMUNITY.
  7. CONTROL VISUAL CLUTTER, AND ENCOURAGE HIGH PROFESSIONAL STANDARDS IN SIGN DESIGN AND DISPLAY.
  8. ESTABLISH CLEAR PROCEDURES FOR THE ADMINISTRATION AND ENFORCEMENT OF THIS ORDINANCE.
  9. PER ARTICLE V, SEC. 30-93 OF THE ROANOKE COUNTY ZONING ORDINANCE.
- LIGHTING - EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, 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 PER ARTICLE V, SEC. 30-94 OF THE ROANOKE COUNTY ZONING ORDINANCE.

# HSM

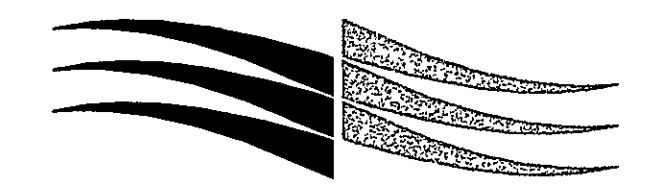
ARCHITECTS ENGINEERS PLANNERS

HAYES, SEAY, MATTERN & MATTERN, INC.  
1315 FRANKLIN ROAD  
ROANOKE, VA 24016  
(540) 857-3100 WWW.HSM.COM

SEALS



CONSULTANT



THOMPSON & LITTON  
P.O. Box 1307  
103 East Main Street  
Wise, Virginia 24293

Rolf Jensen & Associates, Inc.  
Life Safety Consultants  
3040 Williams Drive, Suite 400  
Fairfax, Virginia 22031

Faassen & Associates, Inc.  
Food Service & Laundry Consultant  
8526 Sunflower Road  
Charlotte, NC 28227

David E. Musacchio & Associates  
Security/Detention Consultant  
Cookeville, Tennessee

## WESTERN VIRGINIA REGIONAL JAIL

## WESTERN VIRGINIA REGIONAL JAIL AUTHORITY

ROANOKE COUNTY, VIRGINIA

REV	DATE	DESCRIPTION	APP
3	10/24/06	ADDENDUM 3	JMC
4	11/14/06	REVIEW COMMENTS	JMC

COMM NO: 10075  
ISSUE DATE: FEBRUARY 1, 2007  
DESIGNED BY: SMS DRAWN BY: SMS  
CHECKED BY: MLC SUBMITTED BY: JMC  
© HAYES, SEAY, MATTERN & MATTERN, INC., 2005. ALL RIGHTS RESERVED.

CIVIL

## SITE NOTES

# C001