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.

3. Once all required items are submitted to the County of Roanotackin Imeening. So once all required items are submitted to the County of Roanotackin 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. on meeting will

4. All send statubet music characterization with a set of the second statubet music characterization and statubet music characterizatio carrying out the land disturbing activity for the project

 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 will the County Review Engineer, the County Inspector, and the Western Virginia Water 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.

The project engineer will inform the owner/developer verbally and in writing of the Country's obligation to perform inspections on site. Everyone in the meeting will be required to sign a pre-construction checklat indicating their knowledge of Roanoke Country'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 n

11.

are uservaye at this pre-consudant meeting. Notify the County of Roancke prior to beginning installation of ESC measures. The County will inspect initial installations to ensure compliance with approved plan prior to start of granting. 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 hours in advance.

All work shall be subject to inspection by Roancke 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': 1400-552-7001 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 sever and storm sever at all times of construction.
- The Department of Community Development shall be notified when a spring is encountered during construction.
- Construction debrs 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 streats 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.

 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 constr ction

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.

- Realisticny Office prior to construction in the highway (rght-of-way, 20). The perilimary parvment designs hould be based on a pecificid sub-grade CBR value of 7.0 and with a Realismory Factor (RF) of 2.0 as shown in Approximation (Sub-2000 Virginal Separatment of Transportation Perventer Design Guide for Subdivision and Secondary Roads. The sub-grade solil is to be tested by an independent biboratory and the results submitted for the Virginal Department of Transportation prior to base construction. Should the sub-grade CBR value and/or the RF value to less Departmental specifications. Refer to be same manual as the norm sourcednees with Departmental percentations. The sub-grade cBR was and/or the RF value to be sub-regard to the prevent specifications. Refer to be same manual calls the percentage of the Required soil samples to be tested. All parvment designs shall be submitted to of the Required soil samples to be tested. All parvment designs shall be submitted to the Departmental the review and approximation. The sub-grade shall be approved by the
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- 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>C4</u> for Stormwater Site Statistics Table. See Sheet <u>C4</u> 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 The notes on this sheet shall not be modified



COUNTY OF ROANOKE, VA

	UREL CRE	EST TOWNHO	OME	S	AM WARE OF THE SITE DES	OWNER/DEVELOPER, IGN REQUIREMENTS IMPOSED BY THIS SITE HER APPLICABLE ROANCKE COUNTY CODES.
MAGISTERIAL DISTRICT(S) CAV	E SPRING				I HEREBY CERTIFY THAT I AG	REE TO COMPLY WITH THESE REQUIREMENTS SHOWN ON THIS COVER SHEET UNLESS
OWNER (name, address, telephone)	RFC 2017 LAND, LLC 2404 ELECTRIC ROAD ROANOKE, VA 24018					
DEVELOPER (name, address, telephone)	LAUREL CREST, LLC 2404 ELECTRIC ROAD ROANOKE, VA 24018					
ENGINEER, ARCHITECT OR SURVEYO	t (name, address, telephone)	BALZER AND ASSOCIATES, 1208 CORPORATE CIRCLE ROANOKE, VA 24018	INC. ATTN: 1	REN C	REW 540-772-958	D FAX 540-772-8050

SEWER NOTES

All sanitary saver 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 line 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 comply wi lines cros

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

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Sheet Index

SURVEY INFORMATION

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By: BALZER	& ASSOCIATE	S, INC. (B & A INC.)	
All vertical elevations must be	referenced to t	he National Geodetic	Vertical Datum of 1929 or 1988
All horizontal elevations must	be referenced t	o the North American	Datum of 1927 or 1983.
Horizontal Datum: 19	983	Vertical Datum:	1988
Source of topographic mapping	ng is dated	AUGUST 2018	
Boundary was performed by_	B & A INC.	dated:	2018
Benchmark Information:	EX. GATE VA	LVE	
	TOP=1184.95		

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

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DRAWN BY: CPB DESIGNED BY: CPB CHECKED BY: BYC DATE: 9/5/2018 REVISIONS: 2/7/2019	PLAN APPROVED
	LAUREL CREST TOWNHOMES 5356 & 5372 INDIAN GRAVE ROAD County of Roanoke, Virginia
	SHEET NO.: C1 JOB NO.: 04170065.00



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

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

VICINITY MAP

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 o.s.l.

Western Virginia Water Authority Availability letter number: 12-306 & 18-164

Lines shall be staked prior to construction

PROPOSED SITE

Property Line Right-of-way

Centerline

Minimum Building Line

Existing Storm Sewer

Existing Sanitary Sever

Existing Water Main

Existing Contour

Proposed Contour

Proposed Drainage Divide

Proposed Storm Sewer Proposed Sanitary Sewer

Proposed Water Main

To Be Removed

LEGEND

Proposed Limits of Clearing

T.B.R.

0155

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