COUNTY OF ROANOKE, VA

GENERAL NOTES

PRE-CONSTRUCTION MEETING AND CONSTRUCTION COMMENCEMENT:

1. 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.
2. 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 Roanoke County, the developer must contact the Development Review Coordinator to indicate that a pre-construction meeting needs to be scheduled. The pre-construction meeting will be scheduled with the owner/developer two (2) working days later.
4. All land disturbing projects that require approval of an erosion and sediment control plan, grading or clearing permit shall require that the applicant provide the name of an individual who will be responsible for land disturbing activities and that this individual hold a Responsible Land Disturber (RLD) Certificate from the Department of Environmental Quality. The Responsible Land Disturber can be anyone from the Project team that is certified by the Commonwealth of Virginia to be in charge of carrying out the land disturbing activity for the project.
5. 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.
6. The Development Review Coordinator will schedule the pre-construction meeting with the County Review Engineer, the County Inspector, and the Western Virginia Water Authority and the Town of Vinton Public Works Department if applicable.
7. 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.
8. 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.
10. The Erosion Control Permit or Combined Erosion Control & VSMP Permit is given to the developer at this pre-construction meeting.
11. Notify Roanoke County 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.
12. County inspectors must inspect storm drain / stormwater management / BMP installations during the process of installation. Please contact the site inspector 24 hours in advance.
13. All work shall be subject to inspection by Roanoke 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" 1-800-552-7001 or VA 811.
15. The 100 year Floodway shall be staked prior to any construction.
16. Grade stakes shall be set for all curb and gutter, culvert, sanitary sewer and storm sewer at all times of construction.
17. Roanoke County shall be notified when a spring is encountered during construction.
18. 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.
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.
22. Field corrections shall be approved by the Roanoke County and/or the Western Virginia Water Authority and the Professional of Record, prior to such construction.
23. 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:

1. Plan approval by Roanoke County does not guarantee issuance of any permits by the Virginia Department of Transportation.
2. A permit shall be obtained from the Virginia Department of Transportation, Salem Residency Office prior to construction in the highway right-of-way.
3. 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 the current edition of the 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 RF value be less than the above stated values, the pavement design shall be revised 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 designs 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. Base shall be approved by the Virginia Department of Transportation for depth, template, and compaction before the surface is applied.
4. Standard guardrail with safety end sections may be required on fills or in areas where hazards exist as deemed necessary. After completion of rough grading operations, the County Engineer and Virginia Department of Transportation shall be contacted to schedule a field review. Where guard rail is warranted, the standard shoulder width shall be provided and the guard rail shall be installed in accordance with the current edition of the VDOT Road and Bridge Standards as part of this development.
5. Standard street and traffic control signs shall be erected at each intersection by the developer prior to final street acceptance.
6. All traffic devices shall be in accordance with current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
7. All unsuitable material shall be removed from the construction limits of the roadway before placing embankment.

See Sheet 25-26, for Stormwater Site Statistics Table.
See Sheet 25-26, for New BMP Information Table.

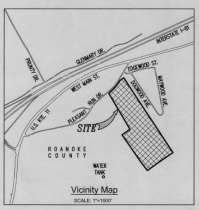
The Project Engineer shall provide electronic copies of the approved plans to the Development Review Coordinator within 5 working days of the pre-construction meeting.
The notes on this sheet shall not be modified.

NAME OF DEVELOPMENT: POINT PLEASANT SUBDIVISION	I, SHAH DEVELOPMENT, LLC, **OWNER/DEVELOPER**, AM AWARE OF THE SITE DESIGN REQUIREMENTS IMPOSED BY THIS SITE DEVELOPMENT PLAN AND OTHER APPLICABLE ROANOKE COUNTY CODES. I AGREE TO BUILD THE PROJECT IN ACCORDANCE WITH THESE REQUIREMENTS AND THE THIRTY (30) POINTS SHOWN ON THIS COVER SHEET UNLESS MODIFIED IN ACCORDANCE WITH LOCAL LAW.
MAGISTERIAL DISTRICT(S): CATAWBA	
OWNER (name, address, telephone): SHAH DEVELOPMENT LLC, P.O. BOX 1498 CHRISTIANSBURG, VA 24060, (540) 239-2958	
DEVELOPER (name, address, telephone): SHAH DEVELOPMENT LLC, P.O. BOX 1498 CHRISTIANSBURG, VA 24060, (540) 239-2958	
ENGINEER, ARCHITECT OR SURVEYOR (name, address, telephone): GAY AND NEEL, INC. 1280 RADFORD ST. CHRISTIANSBURG, VA. 24073 (540)381-6011	
TAX MAP NO(S): 39-(1)-22-31.00-0000	

WATER AND SEWER NOTES

1. All construction methods and materials shall conform to the latest edition of the Design and Construction Standards and Specifications of the Western Virginia Water Authority (WVWA) available at www.westernvawater.org or by contacting the authority at 540-853-5700. The project shall also comply with the governing jurisdiction's standards and other agency standards (e.g. VDOT, DEQ, DCR, VDH, etc.) where applicable.
2. A minimum cover of three (3) feet is required on all WVWA water and sewer lines.
3. All existing utilities may not be shown in their exact locations. The contractor shall notify Miss Utility and shall verify location and elevation of all underground utilities in the areas of construction prior to starting work.
4. Please show all WVWA water and sewer utilities on any development plan.
5. The location of existing utilities across or along the line of proposed work are not necessarily shown on the plans and where shown are only approximately correct. The contractor shall on his own initiative and at no extra cost, locate all underground lines and structures and potholes as necessary. The contractor shall be responsible for any damage to underground structures. All damage incurred to existing utilities during construction shall be repaired at the contractor's expense.
6. Plan approval by the WVWA does not remove the contractor's responsibility to remove or relocate any existing conflicts found during construction.
7. The contractor shall maintain a minimum of 18" clearance vertically and two (2) feet minimum horizontally from the outside of pipe to outside of pipe with all other underground utilities. Where this cannot be achieved, additional measures in accordance with the WVWA standards shall be enforced.
8. All utility grade adjustments shall be in accordance with WVWA standards and are the responsibility of the contractor.
9. Field changes shall be submitted by the engineer of record to the locality and approved by the WVWA.

Western Virginia Water Authority
Availability letter number 20-134



Vicinity Map
SCALE: 1"=1000'

LEGEND

Property Line
Right-of-way (R/W)
Centerline (CL)
Minimum Building Line
Existing Storm Sewer
Existing Sanitary Sewer
Existing Water Main
Existing Contour (1045)
Proposed Contour (1045)
Proposed Drainage Divide
Proposed Limits of Clearing
Proposed Storm Sewer
Proposed Sanitary Sewer (8" SAN)
Proposed Water Main (HYDRANT, VALVE, BLOWOFF)

PRIVATE UTILITIES

Underground utilities installed on private property or in private utility easements and building related storm drains shall be designed and installed per the current edition of the Virginia Uniform Statewide Building Code (including amendments). Design and Installation requirements issued by the Western Virginia Water Authority that meet or exceed the USBC requirements are acceptable for private utilities. All private utilities are to be permitted through and inspected by the Roanoke County Inspections Office. Vaults, valves and other devices installed by or under the control of the Western Virginia Water Authority may not substituted for the code required devices.

SHEET INDEX

SHEET #	SHEET TITLE
C0-01	COVER SHEET
C0-02	GENERAL NOTES
C1-00	EXISTING FEATURES & DEMO PLAN
C2-01	SITE LAYOUT AND DIMENSION PLAN
C2-02	SITE LAYOUT AND DIMENSIONS PLAN
C2-03	SITE LAYOUT AND DIMENSION PLAN
C3-01	GRADING AND STORM PLAN
C3-02	GRADING AND STORM PLAN EXP.
C3-03	GRADING AND STORM PLAN EXP.
C3-04	ROAD PROFILES
C3-05	ROAD PLAN AND PROFILE
C3-06	SIGHT DISTANCE PLAN AND PROFILE
C3-06A	SIGHT DISTANCE PLAN AND PROFILE
C3-07	STORM PROFILES
C3-08	ENTRANCE DETAILS
C3-09	GENERAL DETAILS
C4-01	OVERALL UTILITY PLAN
C4-02	UTILITY PLAN EXPANDED
C4-03	UTILITY PLAN EXPANDED
C4-04	UTILITY PROFILES
C4-05	UTILITY PROFILES
C4-06	UTILITY DETAILS
C4-07	UTILITY DETAILS
C5-01	EROSION AND SEDIMENT CONTROL PHASE 1 PLAN
C5-02	EROSION AND SEDIMENT CONTROL PHASE 2 PLAN
C5-02	EROSION AND SEDIMENT CONTROL DETAILS
C5-04	EROSION AND SEDIMENT CONTROL DETAILS
C5-05	SWM POND DETAILS

SURVEY INFORMATION

Horizontal and vertical control surveys were performed in year: 2019
By: Gay and Neel, Inc.

All vertical elevations must be referenced to the National Geodetic Vertical Datum of 1929 or 1988.
All horizontal elevations must be referenced to the North American Datum of 1927 or 1983.

Horizontal Datum: NAD83(NA2011) Vertical Datum: NAVD 88 VERTICAL DATUM

Source of topographic mapping is dated: 12/20/2019

Boundary was performed by Gay and Neel, Inc. dated: 12/20/2019

Benchmark information: 3 Benchmarks are shown on sheet C1-00

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

QUANTITY & COST ESTIMATE

ITEM	QUANTITY	UNIT	UNIT PRICE	COST	BONDABLE
CLEARING AND GRUBBING	2.50	AC	$20,000	$50,000	
EXCAVATION	41000	C.Y.	$7	$287,000	
EMBANKMENT		C.Y.			
30-IN. HDPE PIPE	46	LF	$95	$4,370	
24-IN. HDPE PIPE	87	LF	$90	$7,830	
18-IN. HDPE PIPE	46	LF	$70	$3,220	
15-IN. HDPE PIPE	481	LF	$65	$31,265	
30 -IN. CONCRETE ENDWALL, EW-1	2	EA	$1,423	$2,846	
24 -IN. CONCRETE ENDWALL, EW-1	2	EA	$1,176	$2,352	
18 -IN. CONCRETE ENDWALL, EW-1	2	EA	$871	$1,742	
24 -IN. END SECTION, ES-1	1	EA	$1,057	$1,057	
GRAVEL SHOULDER	107	TON	$35	$3,745	
SURFACE TREATMENT	296	TON	$214	$61,254	
3 -IN. BASE MATERIAL	289	C.Y.	$29	$8,381	
6 -IN. SUBBASE MATERIAL	578	C.Y.	$25	$14,450	
8" WATER LINE	1325	LF	$65	$86,125	
FIRE HYDRANT ASSEMBLIES	3	EA	$4,637	$13,911	
BLOW OFFS IN VAULT, FRAME & COVER	2	EA	$3,100	$6,200	
6 -IN. GATE VALVES, IN VAULT, FRAME & COVER	4	EA	$1,840	$7,360	
8" SANITARY SEWER	1124	LF	$55	$61,820	
STANDARD MANHOLE IN PRAME & COVER	7	EA	$500	$3,500	
SAMPLING MANHOLE/PORT		EA			
STORMWATER MANAGEMENT	1	LS	$20,000	$20,000	
AS-BUILT PLANS (STORM SEWER SYSTEMS)		LS			
AS-BUILT PLANS (STORMWATER MANAGEMENT)	1	LS	$7,000	$7,000	
10% CONTINGENCY				$68,538	
ESTIMATED TOTAL				$753,916	

BY SEALING THE PLANS, THE DESIGN PROFESSIONAL HEREBY CERTIFIES THAT THE FORESOING ESTIMATE REFLECTS THE CURRENT RETROVEMENT COSTS OF THIS PROJECT.

ESC QUANTITY & COST ESTIMATE

ITEM	QUANTITY	UNIT	UNIT PRICE	COST	BONDABLE
CONSTRUCTION ENTRANCE	1.00	EA	$1,200.00	$1,200	
SILT FENCE	2137	LF	$4.00	$8,548	
WIRE BACKED SILT FENCE		LF	$6.00		
INLET PROTECTION		EA	$150.00		
TEMPORARY DIVERSION DIKE	1516	LF	$5.00	$7,580	
TEMPORARY FILL DIVERSION		LF	$5.00		
SEDIMENT TRAP		EA	$1,500.00		
CHECK DAM	28	EA	$100.00	$2,800	
PERMANENT SEEDING	93776	SF	$0.05	$4,689	
TEMPORARY SEEDING	37000	SF	$0.04	$1,480	
BLANKET MATTING	22380	SF	$0.25	$5,595	
CONSTRUCTION ROAD STABILIZATION	20834	SF	$0.35	$7,292	
OUTLET PROTECTION	4	EA	$250.00	$1,000	
SEDIMENT BASIN	1	EA	$5,000.00	$5,000	
CULVERT INLET PROTECTION	3	EA	$400.00	$1,200	
RIGHT OF WAY DIVERSION	39	LF	$10.00	$390	
TEMPORARY SLOPE DRAIN		LF	$15.00		
LEVEL SPREADER		EA	$150.00		
TOP SOIL		CY	$12.50		
TEMPORARY STREAM CROSSING		EA	$1,500.00		
TREE PROTECTION		EA	$100.00		
10% CONTINGENCY				$4,677	
ESTIMATED TOTAL				$51,451	

GAY AND NEEL, INC.
CONSULTANTS ◆ LAND PLANNERS ◆ SURVEYORS
1280 Radford Street
Christiansburg, Virginia 24073
Phone (540) 381-6011
Fax: (540) 381-3773
Email: info@gayandneel.com
Web: www.gayandneel.com

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COMMONWEALTH OF VIRGINIA
JOHN T. NEEL
Lic. No. 035780
01/11/2022
ORIGINAL SIGNATURE

POINT PLEASANT SUBDIVISION
DEVELOPMENT PLAN

ROANOKE COUNTY, VIRGINIA

APPROVED SET

Date Stamp

Contractor: Simpson Construction
Inspector: Bruce Peters
As-Builts 12-21-22

PLAN APPROVED
Approval Stamp

REVISIONS		
NO.	COMMENTS	DATE
1	SECOND SUB. TO COUNTY AND VDOT	06-30-20
2	THIRD SUBMITTAL TO COUNTY AND VDOT (COMMENT LETTER)	07-10-20
3	THIRD SUB. TO COUNTY AND VDOT (FORMAL COMMENT LETTER RESPONSE)	07-30-20
4	WATER AUTHORITY & VDOT COMMENTS	08-20-20
5	REVISED COST ESTIMATE AND COUNTY TITLEBLOCK	01-12-22

PROJECT TEAM		
DESIGNER	PE	MICHAEL G. GAY , PE
	PM	TYLER S. AUSTIN, PE
	DRAFTER	BRIAN BUSH

ISSUE DATE: 04/09/20

GN JOB NO.: 2997

SHEET TITLE: COVER SHEET

SHEET NUMBER: C0-01

New Facility for
POINT PLEASANT SUBDIVISION
5348 PLEASANT RUN DRIVE
SALEM, Virginia

SHEET 1 OF 26

Point Pleasant Point