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 the County of Roanoke, 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 the County of Roanoke 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. The Department of Community Development 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 Engineering Division 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:

24. Plan approval by Roanoke County does not guarantee issuance of any permits by the Virginia Department of Transportation.
25. A permit must be obtained from the Virginia Department of Transportation, Salem Residency Office prior to construction in the highway right-of-way.
26. 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 Appendix I 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 RF 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 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.
27. 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 2001 VDOT Road and Bridge Standards as part of this development.
28. Standard street and traffic control signs shall be erected at each intersection by the developer prior to final street acceptance.
29. All traffic devices shall be in accordance with current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
30. All unsuitable material shall be removed from the construction limits of the roadway before placing embankment.

See Sheet ____ for Stormwater Site Statistics Table.
See Sheet ____ 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	SALEM ANIMAL HOSPITAL
MAGISTERIAL DISTRICT(S)	CATAWBA
OWNER (name, address, telephone)	NOJA, LLC 3153 W MAIN ST SALEM, VA 24153
DEVELOPER (name, address, telephone)	NOJA, LLC 3153 W MAIN ST SALEM, VA 24153
ENGINEER, ARCHITECT OR SURVEYOR (name, address, telephone)	GAY AND NEEL, INC. 1260 RADFORD STREET CHRISTIANSBURG, VA 24073 540-381-6011
TAX MAP NO(S)	099.02-01-29, 099.02-01-30, 099.02-01-37

I, Michael A. Boggs, OWNER/DEVELOPER, AM AWARE OF THE SITE DESIGN REQUIREMENTS IMPOSED BY THIS SITE PLAN AND OTHER ALL OTHER APPLICABLE ROANOKE COUNTY CODES, HEREBY CERTIFY THAT I WILL ADHERE TO COMPLY WITH THESE REQUIREMENTS AND THE THIRTY (30) POINTS SHOWN ON THIS COVER SHEET UNLESS MODIFIED IN ACCORDANCE WITH LOCAL LAW.

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: N/A

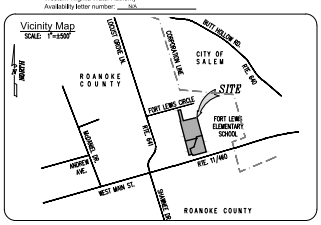
PRIVATE UTILITIES

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.

PR #:	NOTES:
1	REMOVED WATER BORE ACROSS WEST MAIN STREET; ADJUSTED CONCRETE PAD AT END OF PARKING TO ADD 4 ADDITIONAL PARKING SPACES. (08/15/2022)

Revision Table

Vicinity Map
SCALE: 1"=1500'



LEGEND

Property Line
Right-of-way (R/W)
Centerline
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 (SP-101)
Proposed Sanitary Sewer (SS-101)
Proposed Water Main
HYDRANT VALVE BLOWOFF

SHEET INDEX

SHEET #	SHEET TITLE
C0-01	COVER SHEET
C1-01	EXISTING CONDITIONS
C1-02	EXISTING CONDITIONS
C1-03	DEMOLITION PLAN
C2-01	SITE LAYOUT AND DIMENSION PLAN
C2-02	GRADING AND STORM PLAN
C2-02	STORM PROFILES
C4-01	UTILITY PLAN
C4-02	UTILITY DETAILS & SIGHT DISTANCE
C5-01	EROSION AND SEDIMENT CONTROL PLAN PHASE 1
C5-02	EROSION AND SEDIMENT CONTROL PLAN PHASE 2
C5-03	EROSION AND SEDIMENT CONTROL PLAN PHASE 3
C5-04	EROSION AND SEDIMENT CONTROL DETAILS
C6-01	LANDSCAPE PLAN
C7-01	TRAFFIC MANAGEMENT PLAN (NORTH SIDE)
C7-02	TRAFFIC MANAGEMENT PLAN (SOUTH SIDE)

SURVEY INFORMATION

Horizontal and vertical control surveys were performed in year: 2021
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: NORTH AMERICAN 1983 Vertical Datum: NATIONAL GEODETIC 1988

Source of topographic mapping is dated 2021

Boundary was performed by N/A dated N/A

Benchmark Information TOP OF 466 NAIL, ELEV.1186.25 LAT.APPROXIMATELY 80 FEET FROM FORT LEWIS CIRCLE AS SHOWN ON SHEET C1-02

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	0.7	AC	6000	4200	
EXCAVATION	600	C.Y.	4	2400	
EMBANKMENT		C.Y.			
STORM INLET	4	EA	4000	16000	
CURB INLET 1A		EA			
MANHOLE MH		EA			
MANHOLE MH		EA			
-18L CONCRETE PIPE, CLASS III		LF			
-24L CONCRETE PIPE, CLASS IV		LF			
-18L CJM CULVERT		LF			
-24L CJM CULVERT		LF			
BOX CULVERT		LS			
PAVED SWALE		LF			
RIPRAP - CLASS		SY			
PERMANENT GRASS SWALE		LF			
-18L CONCRETE ENDWALL EW		EA			
-18L END SECTION ES		EA			
CURB & GUTTER CG-2	496	LF	20	9920	
CURB & GUTTER CG-6	286	LF	26	7410	
VALLEY GUTTER		EA			
GRAVEL BASE		SY			
GRAVEL SHOULDER		SY			
SURFACE TREATMENT	1413	SY	20	28260	
OVERLAY		SY			
FULL DEPTH ASPHALT TRAIL		SY			
CONCRETE SIDEWALK	4410	SF	7	31290	
-24L SUBBASE MATERIAL	316	C.Y.	10	3160	
TRAFFIC BARRICADE		EA			
8" WATER LINE	420	LF	95	39900	
6" WATER LINE		LF			
FIRE HYDRANT ASSEMBLIES	1	EA	4000	4000	
BLOW OFFS W/ VAULT, FRAME & COVER		EA			
-8L GATE VALVES, W/ VAULT, FRAME & COVER		EA			
-6L GATE VALVES, W/ VAULT, FRAME & COVER		EA			
8" SANITARY SEWER		LF			
STANDARD MANHOLE W/FRAME & COVER		EA			
SAMPLING MANHOLE/PORT		EA			
LANDSCAPING	1	LS	16000	16000	
AMENITIES (INCLUDING BUT NOT LIMITED TO TRAILS, ETC.)		LS			
CHAIN LINK FENCE		LF			
STORMWATER MANAGEMENT		LS			
ASBUILT PLANS (STORM SEWER SYSTEMS)	1	LS	3000	3000	
ASBUILT PLANS (STORMWATER MANAGEMENT)		LS			
SUBTOTAL				131,095	
10% CONTINGENCY				13,110	
ESTIMATED TOTAL				144,205	

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

GAY AND NEEL, INC.
CONSULTANTS FOR LAND, AIR, WATER
1260 Radford Street
Christiansburg, Virginia 24073
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Web: www.gayandneel.com

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COMMONWEALTH OF VIRGINIA
TREVOR M. KINZEY
Lic. No. 036354
9/8/22
PROFESSIONAL ENGINEER

Approved

PLAN APPROVED
Review Section
REVIEW COORDINATOR, 9/22/2022

New Building Facility
Salem Animal Hospital
3153 West Main Street
Roanoke County, Virginia

GNI JN 3178

SHEET
C0-01