# **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.
- 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. Please note the 2001 General Assembly revisions to Va Erosion and Sediment Control Law. Effective July 1, 2001, 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 Conservation and Recreation. The Responsible Land Disturber can be anyone from the Project team that is certified by the State 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 and all permits must be available at the construction site
- 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.
- 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 is given to the developer at this pre-construction meeting.
- 11. The developer MUST contact the project inspector 24 hours before beginning any grading or construction on the property.
- 12. The project inspector will visit the site within 48 hours of the developer's call to ensure that all necessary erosion and sediment control measures are properly installed according to the approved plan.
- 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.
- 15. 100 year Floodway and Floodplain information shall be shown where applicable. FIRM Index Date shall be shown on the plans. 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 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 CDR 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: "Uniform Traffic Control Devices (MUTCD)"
- 30. All unsuitable material shall be removed from the construction limits of the roadway before placing embankment.

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.



# County of Roanoke, Va

NAME OF DEVELOPMENT THE ESTATES AT SOUTH PEAK	I, Hunter D. 9mith owner/developer, am aware of the site design requirements imposed by this site development plan and other applicable roanoke county codes.
MAGISTERIAL DISTRICT(S) CAVE SPRING	I HEREBY CERTIFY THAT I AGREE TO COMPLY WITH THESE REQUIREMENTS AND THE THIRTY (30) POINTS SHOWN ON THIS COVER SHEET UNLESS MODIFIED IN ACCORDANCE WITH LOCAL LAW.
OWNER (name, address, telephone)  SLATE HILL I, LLC  4423 PHEASANT RIDGE ROAD SW, SUITE 301, ROANOKE VA 24014 PHONE: (540) 774-7762 ATTN: WILL HOLMES	
DEVELOPER (name, address, telephone)  SMITH/PACKET MED-COM, LLC 4423 PHEASANT RIDGE ROAD SW, SUITE 301, ROANOKE VA 24014 PHONE: (540) 774-7762 ATTN: WILL HOLMES	
ENGINEER, ARCHITECT OR SURVEYOR (name, address, telephone)  MATTERN & CRAIG, INC 701 FIRST STREET SW, ROANOKE VA 24016 PHONE: (540) 345-9342 ATTN: TOM AUSTIN	
TAX MAP NO(S)087.08-03-11.00-0000	

### WATER NOTES

All water facilities shall be installed according to the Western Virginia Water Authority 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

All trenches in existing or future highway right-of-ways shall be compacted according to Virginia Department of Transportation standards.

Lines shall be staked prior to construction.

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

Ductile Iron Pipe in accordance with the Western Virginia Water Authority Design and Construction Standards shall be required for all pipe with a working pressure equal to or greater than 100 p.s.i.

Western Virginia Water Authority Availability letter number: TO BE DETERMINED

# Sheet Index

C-1 Coversheet (Roanoke County)

- C-2 Overall Development Plan C-3 Layout & Utilities Plan - Area 'A'
- C-4 Layout & Utilities Plan Area 'B' C-5 Street Profiles - South Peak Estates Drive
- C-6 Street Profiles South Peak Court & Cul-de-sac
- C-6A Site Distance Exhibits
- C-7 Sanitary Sewer Profiles
- C-8 Sanitary Sewer Outfall Plan & Profile
- C-8A Sanitary Sewer Outfall Plan & Profile
- \*C-9 Waterline Profiles
- C-10 Grading & Storm Drainage Plan Area 'A'
- C-11 Grading & Storm Drainage Plan Area 'B'
- C-12 Storm Drainage Profiles
- C-12A Ditch Profiles C-13 Storm Drainage - SWM Plan & Profile
- C-14 Details & Sections WVWA Water Details
- C-15 Details & Sections WVWA Sewer Details C-15A Details & Sections - WVWA Sewer Details
- C-16 Details & Sections
- C-17 Details & Sections
- EC-1 Erosion & Sediment Control Plan Stage I
- EC-2 Erosion & Sediment Control Plan Stage II Area 'A' EC-3 Erosion & Sediment Control Plan - Stage II - Area 'B'
- EC-3A Erosion & Sediment Control Plan Sanitary Sewer Outfall
- EC-4 Erosion & Sediment Control Narrative EC-5 Erosion & Sediment Control Statement of Compliance (MS-19)
- EC-6 Erosion & Sediment Control Details
- EC-7 Erosion & Sediment Control Details

- LG-1 Future Over-Lot Grading Plan "Area A"
- LG-2 Future Over-Lot Grading Plan "Area B" LG-3 Future Wall Profiles
- **LEGEND** Droporty Line

Property Line		
Right-of-way	R/W	
Centerline	CL	
Minimum Building Line		
Existing Storm Sewer	18"SD18"SD	
Existing Sanitary Sewer	8"SS 8"SS=	
Existing Water Main	4"W4"W	
Existing Contour	1045	
Proposed Contour	1045	
Proposed Drainage Divide	-	
Proposed Limits of Clearing		
Proposed Storm Sewer	24" S.D.	
Proposed Sanitary Sewer	8" M.H.	
Proposed Water Main	HYDRANT VALVE BLOWO	FF -

# **SEWER NOTES**

All sanitary sewer facilities shall be installed according to the Western Virginia Water Authority 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 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 lines

Lines shall be staked prior to construction.

### RETAINING WALLS

A separate review and building permit application are required for all retaining wall(s). A copy of the approved site plan must be submitted with the building permit application for the retaining wall(s) plan.

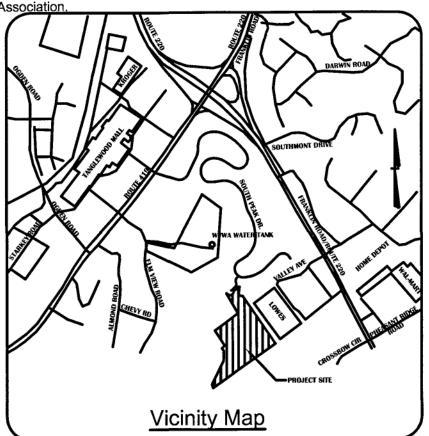
Underground utilities installed on private property or in private utility easements and building related storm drains shall be designed and installed per the current edition of the Virginia Uniform Statewide Building Code. Design and installation requirements issued by the Western Virginia Water Authority 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 be substituted for the code required devices.

# PRIVATE ROADS

The roads serving these lots are private and therefore 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 cost required to cause this street to become eligible for addition into the state system shall be provided with funds other than those administered by the Virginia Department of Transportation.

Roanoke County shall inspect the private roads and any defects shall be repaired by the responsible party before the turnover occurs.

Private streets shown hereon shall be dedicated to the Homeownwers' Association. The maintenance of the private streets shall be the responsibility of the Homeowners'



## SURVEY INFORMATION

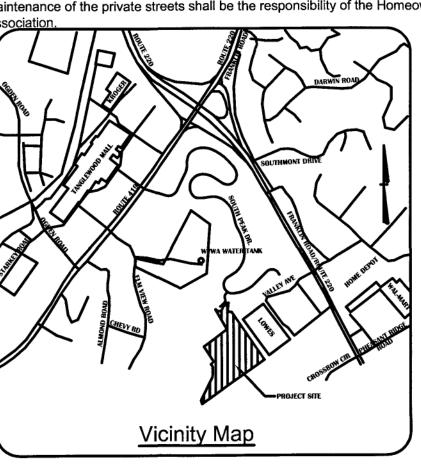
Horizontal and vertical control surveys were performed in year: 2011 By: MATTERN & CRAIG, INC, 701 FIRST STREET SW, ROANOKE VA, 24016 All vertical elevations must be referenced to the National Geodetic Vertical Datum of 1929 or 1988. All horizontal elevations must be referenced to the North American Datum of 1927 or 1983. Source of topographic mapping is dated <u>LUMSDON PC/MCKENZIF SNYDER\_INC 2006</u> FIELD CHECKED BY MATTERN & CRAIG AUGUST 2011 Boundary was performed by MATTERN & CRAIG, INC dated: NOVEMBER 2011 Benchmark Information: <u>CITY OF ROANOKE - STATION "COLONY"</u>
VERTICAL - NGVD 29/HORIZONTAL - NAD83 / LOCAL BENCHMARKS SHOWN ON SHEETS C-3 & C-4.

be accurate and correct.

All trenches in existing or future rights-of-way shall be compacted according to Virginia Department of Transportation standards.

PRIVATE UTILITIES

Immediately prior to the turnover of the private roads to the Homeowners' Association,



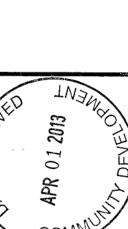
The professional seal and signature certifies the boundary survey and topographic mapping to

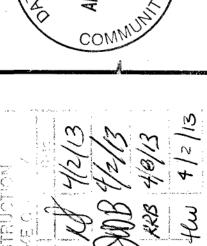
### **QUANTITY & COST ESTIMATE** BONDABLE ACRES \$ 2,000 \$ 9,800 \$ 9,800 CLEARING AND GRUBBING 4.9 \$ 15,375 **EXCAVATION** 6,150 \$ 2.50 \$ 15,375 EMBANKMENT 6,150 C.Y. \$ 2.50 \$ 15,375 \$ 15,375 DROP INLET DI-7 (STRUCTURE & TOP) \$ 5,600 EACH \$ 2,800 \$ 5,600 DROP INLET DI-7 (TOP ONLY) EACH \$ 800 \$ 2,400 \$ 2,400 CURB INLET DI-2B, L= 4' EACH \$ 2,800 \$ 16,800 \$ 16,800 CURB INLET DI-2B, L= 6' EACH \$ 3,000 \$ 3,000 \$ 3,000 CURB INLET DI-2C, L= 4' \$ 2,800 \$ 2,800 \$ 2,800 EACH \$ 10,000 MANHOLE MH- 4' DIA. \$ 2,500 \$10,000 EACH LIN. FT. 12 -IN. CONCRETE PIPE, CLASS III 15 -IN. CONCRETE PIPE, CLASS III LIN. FT. \$ 36.00 \$ 33,336 \$ 33,336 18 -IN. CONCRETE PIPE, CLASS III LIN. FT. 24 -IN. CONCRETE PIPE, CLASS III LIN. FT. \$ 52.00 \$ 6,240 \$ 6,240 15-IN, RCP CULVERT \$ 36.00 LIN. FT. \$ 1,296 \$ 1,296 -IN. C.M. CULVERT LIN. FT. BOX CUI VERT LUMP SUM PAVED DITCH (CONCRETE) \$ 50.00 LIN. FT. \$ 28,650 RIPRAP - CLASS S.F. SODDED GRASS SWALE OR DITCH 724 S.Y. \$ 15.00 \$ 10,860 \$ 10,860 -IN. CONCRETE ENDWALL EW-EACH 24 -IN. END SECTION ES-EACH \$ 1,800.00 \$ 1,800.00 \$ 1,800.00 HEADER CURB & GUTTER VDOT STD. CG-2 LIN. FT. CURB & GUTTER VDOT STD. CG-6 \$ 15.00 \$ 41,100 LIN. FT. 1147 \$ 25.00 5' SIDEWALK LIN. FT. \$ 28,675 \$ 28,675 GRAVEL SHOULDER S.Y. SURFACE TREATMENT S.Y. 3.0 IN. BIT. CONC.: TYPE BM-25.0A 2.0 IN. BIT. CONC.: TYPE SM-12.5A S.Y. \$ 7.75 \$ 30,419 8 IN. BASE MATERIAL 872 C.Y. \$ 26.50 \$ 23,108 \$ 23,108 -IN. SUBBASE MATERIAL TRAFFIC BARRICADE / CONTROL L.S. 8" WATER LINE 433 LIN. FT. \$ 50 \$ 21,650 \$ 21,650 12" WATER LINE FIRE HYDRANT ASSEMBLIES (WITH VALVES) EACH \$ 1,200 \$ 2,400 \$ 2,400 BLOW OFFS W/VAULT, FRAME & COVER EACH 12 -IN. GATE VALVES, W/VAULT, FRAME & COVER 8 -IN. GATE VALVES, W/VAULT, FRAME & COVER EACH \$ 1,500 8" SANITARY SEWER 3395 LIN. FT. \$ 152,775 \$ 45 \$ 152,775 8" SANITARY LATERAL LIN. FT. \$ 35 \$ 16,555 \$ 16,555 473 \$ 77,500 STANDARD MANHOLE W/FRAME & COVER EACH \$ 77,500 EACH LANDSCAPING (ROW OF EVERGREENS LUMP SUM \$ 3,500 AMENITIES (INCLUDING BUT NOT LIMITED TO TRAILS, ETC...) STORMWATER MANAGEMENT BASIN & PIPING LUMP SUM \$ 75,000 SWM WATER QUALITY (STORMFILTER) LUMP SUM \$ 35,000 \$ 35,000 \$ 35,000 SWM WATER QUALITY (CDS2015 LUMP SUM \$ 12,000 \$ 12,000 \$ 12,000 AS-BUILT PLANS (STORM SEWER SYSTEMS) LUMP SUM \$ 1,520 \$ 1,520 \$ 1,520 AS-BUILT PLANS (STORMWATER MANAGEMENT) LUMP SUM \$ 760 \$ 760 \$ 760 SUBTOTAL \$ 685,294 \$ 685,294 10% CONTINGENCY \$ 68,529 \$ 68,529 ESTIMATED TOTAL \$ 753,823

I HEREBY CERTIFY THAT THE FOREGOING ESTIMATE REFLECTS THE CURRENT IMPROVEMENT COSTS OF THIS PROJECT.



REVISIONS:





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att

Substantial

10/20/2015

As But

Completion