

GENERAL NOTES

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All construction methods and materials shall conform to the Construction Standards and Specifications of Roanoke County, Western Virginia Water Authority, and/or the Virginia Department of Transportation (VDOT).

The contractor or developer is required to notify the Roanoke County Engineering Division, Western Virginia Water Authority in writing at least three (3) days prior to any construction, including, but not limited to the following:

- Installation of approved erosion control devices.
- Cutting and grubbing.
- Installing storm sewers or culverts.
- Setting curb and gutter forms.
- Paving other concrete.
- Picking gravel bases.
- Grading and compacting surface.
- Installing sanitary sewer lines.

A pre-construction conference should be scheduled with the Roanoke County Engineering Division, and Western Virginia Water Authority to be held at least one (1) day prior to any construction.

Measures to control erosion and siltation must be provided prior to pond approval. Plan approval in no way relieves the developer or contractor of the responsibility contained within the erosion and siltation control policies.

A permit must be obtained from the VDOT, Salem Residency Office prior to construction in the highway right-of-way.

Plan approval does not guarantee issuance of any permits by VDOT. An approved set of plans and all permits must be available at the construction site.

Field construction shall honor proposed drainage divides as shown on plans.

All unstable material shall be removed from the construction limits of the roadway before final submittal.

Permitted activities on approved plans are based on a minimum CRR of 7 and an RF of 2. CRR refers to the CRR values calculated per Section 10.1. The design engineer shall submit a Roanoke County Engineering Division prior to placement. CRR values < 7 and RF < 2 will require revised pavement sections.

All roadside ditches or grades of more than 5 percent shall be paved with cement concrete to the limits as indicated on the plans and as required at the field inspection. Location of guard rails shall be determined at a joint field inspection by the County and VDOT.

All springs shall be capped and piped to the nearest storm sewer or underdrains. The pipe shall be 6 inch minimum diameter and conform to VDOT, Standard SB-1.

Standard street and traffic control signs shall be erected at each intersection by the developer prior to final street acceptance.

Construction debris shall be consolidated in accordance with the Virginia litter Control Act. No less than one litter receptacle shall be provided on site.

The contractor shall provide adequate means of cleaning mud from trucks and/or other equipment prior to entering public streets. It is the responsibility to insure that the streets are in no condition, mud and dust free condition at all times.

The developer and/or contractor must supply all utility companies with copies of approved plans, advising them of all grading and installation and conform to approved plans.

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 so notified through "Mass Utility," 1-800-552-1001.

The developer or contractor shall apply Roanoke County and the Western Virginia Water Authority with correct As-Built plans before final acceptance and/or VDOT, inspectors.

Flood corrections shall be approved by the Roanoke County Engineering Division, and the Western Virginia Water Authority prior to action construction.

100 year floodway and flood plain information shall be shown where applicable.

Grade stakes shall be set for all curb and gutter, culvert, sanitary sewer and storm sewer.

Site lighting design shall conform to Roanoke County standards.

A separate "sign" permit is required by Roanoke County. Prior to construction of the proposed sign, design criteria etc., shall be reviewed and approved by the County.

All Pipe Culverts located in VDOT Right of Way and Easements shall conform to 2001 VDOT Roadway and Bridge Standards.

Contractor shall repair or replace any existing structures damaged during connection to the structure or other work in VDOT Right of Way.

VDOT approval of those plans expires (3) three years from date of approval.

No field changes including new alignments, change in grades, alternative pipe sizes or materials shall be done without the approval of the consulting engineer and Roanoke County. A building permit is required for any retaining wall over 2 feet in height. All permitted walls must be shown on the site plan.

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Midway
Railway Form

A vicinity map centered on Highway 419, which runs vertically through the right side of the map. A shaded area labeled "SITE" is located west of Highway 419, between Elgin Rd and Grandin Rd SW. An arrow points from the label "SITE" to this shaded area. Major roads shown include Elgin Rd, Grandin Rd SW, and Highway 419. Other roads include Hidden Valley Dr, Hidden Valley Court, Hidden Valley Homes, Greenfield St SW, Westchester Court, Alvarado Rd SW, Moorpark Dr SW, Apple Blossom Ln, Wagon Wheel Dr, Hickory Hill Dr, Meadow Creek Dr, Falmouth Forest Ct, Watson Ln, Chertoff Hill, and Laurel Hills. A scale bar at the top left indicates distances of 0, 200m, and 400m. A north arrow is located at the bottom center. The text "VICINITY MAP" is written vertically along the left edge of the map.

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SURVEY INFORMATION

Horizontal and vertical control surveys were performed in 1997 _____
by _____

All elevations must be referenced to the National Geodetic Vertical Datum of 1929.

Source of topographic mapping is _____
AERIAL PHOTOGRAPHIC INFORMATION ROMANCE COUNTY
dated: _____

Boundary was performed by _____
dated revised _____
21 April, 1997

LUNDEN ASSOCIATES, P.C. _____

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

THE
TOWNES
AT
HIDDEN
VALLEY

DEVELOPMENT PLAN
APPROVED
FOR CONSTRUCTION

Development	Review	Verification	Date
Engineering	MC	8/14/13	8/14/13
Writer & Solver	DMU	9/12/13	9/12/13
Planning & zoning			