

GENERAL NOTES

PRE-CONSTRUCTION MEETING AND CONSTRUCTION COMMENCEMENT:

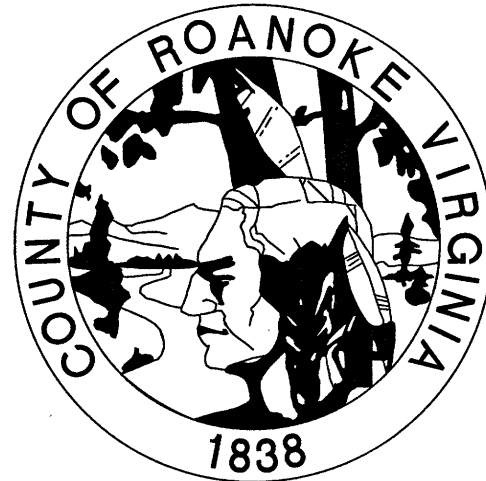
1. All construction methods and materials shall conform to the Construction Standards and Specifications of Roanoke County, the Western Virginia Water Authority, and the Virginia Department of Transportation.
2. Stormwater Management Agreements with an attached 8 1/2" x 11" or 8 1/2" x 14" plat must 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 C-9 for Stormwater Site Statistics Table.  
See Sheet C-9 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.



COUNTY OF ROANOKE, VA

NAME OF DEVELOPMENT	THE VILLAGE AT TINKER CREEK - PHASE IIIA	OWNER/DEVELOPER, I AM AWARE OF THE SITE DESIGN REQUIREMENTS IMPOSED BY THIS SITE DEVELOPMENT PLAN AND OTHER APPLICABLE ROANOKE COUNTY CODES. 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.
MAGISTERIAL DISTRICT(S)	HOLLINS	
OWNER (name, address, telephone)	TINKER CREEK DEVELOPERS, LLC 819 WALHALLA COURT, ROANOKE, VA 24019 PHONE: (540) 444-2111 ATTN: MR. NORM MASON	
DEVELOPER (name, address, telephone)	TINKER CREEK DEVELOPERS, LLC 819 WALHALLA COURT, ROANOKE, VA 24019 PHONE: (540) 444-2111 ATTN: MR. NORM MASON	
ENGINEER, ARCHITECT OR SURVEYOR (name, address, telephone)	MATTERN AND CRAIG, INC. 701 FIRST STREET SW, ROANOKE, VA 24016 PHONE: (540) 345-9342 ATTN: MR. TOM AUSTIN, P.E.	
TAX MAP NO(S)	027-20-01-39-02-0000 (PROJECT SITE) - TO BE SUBDIVIDED	

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.

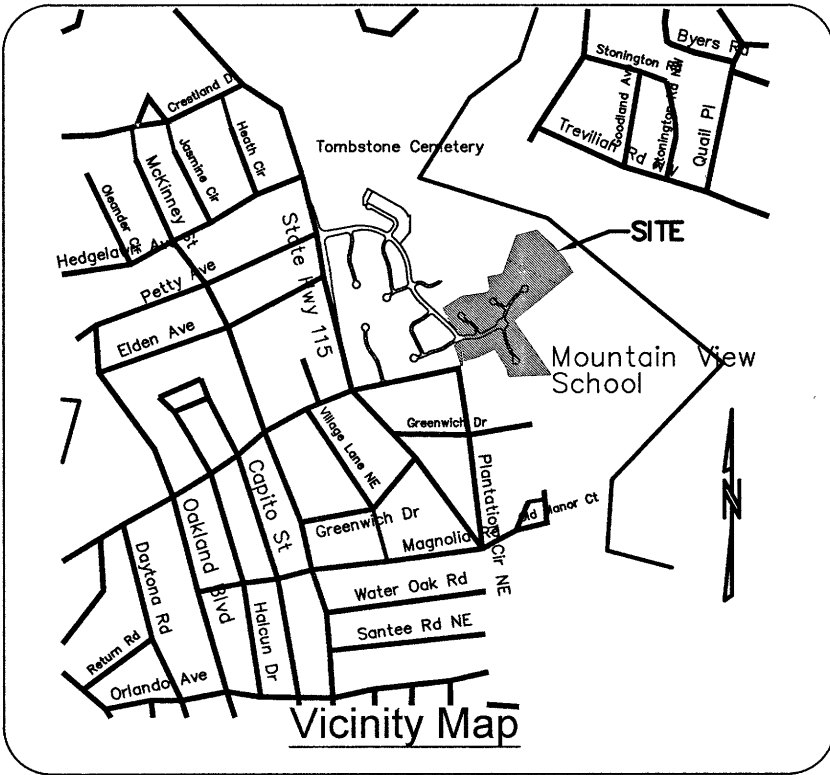
All trenches in existing or future highway right-of-ways shall be compacted according to Virginia Department of Transportation standards.

Lines shall be staked prior to construction.

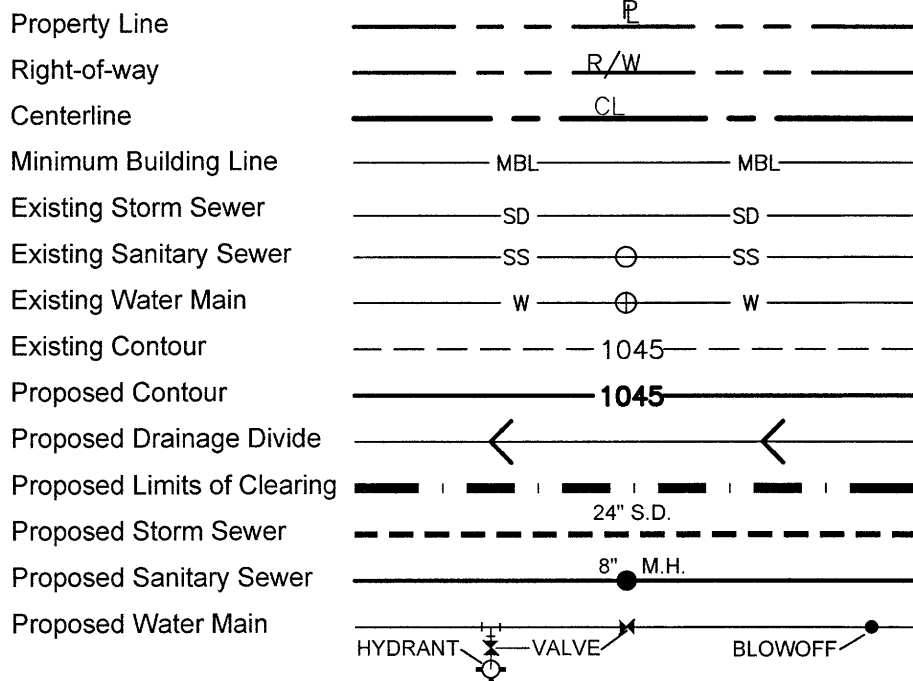
Water main shall be minimum Class 350 Ductile Iron in accordance to AWWA C151 or DR-14 PVC in accordance with AWWA C-900.

Ductile Iron Pipe in accordance with the Western Virginia Regional 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: 15-156



LEGEND



SEWER NOTES

All sanitary sewer 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 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 cross.)

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

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 substituted for the code required devices.

Sheet Index

- C-1 COVER SHEET  
C-2 OVERALL LAYOUT & OPEN SPACE PLAN  
C-3 PHASING PLAN  
C-4 LAYOUT, WATER, & SANITARY SEWER PLAN  
C-5 PROFILES - ROADS, WATER, & SANITARY SEWER  
C-6 UTILITY DETAILS - WWWW WATER  
C-7 UTILITY DETAILS - WWWW SEWER  
C-8 UTILITY DETAILS - WWWW WATER & SEWER  
C-9 GRADING AND STORM DRAINAGE PLAN  
C-10 PROFILES - STORM DRAINAGE  
C-10A PROFILES - STORM DRAINAGE  
C-11 DETAILS & SECTIONS  
C-12 DETAILS & SECTIONS  
C-12A DETAILS & SECTIONS  
EC-1 EROSION & SEDIMENT CONTROL PLAN - STAGE I  
EC-2 EROSION & SEDIMENT CONTROL PLAN - STAGE II  
EC-3 EROSION & SEDIMENT CONTROL NARRATIVE  
EC-4 EROSION & SEDIMENT CONTROL STATEMENT OF COMPLIANCE  
EC-5 EROSION & SEDIMENT CONTROL DETAILS  
EC-6 EROSION & SEDIMENT CONTROL DETAILS  
EC-7 EROSION & SEDIMENT CONTROL DETAILS  
LG-1 LOT GRADING PLAN  
D-1 PRE-DEVELOPMENT DRAINAGE DIVIDES (PHASE IIIA)  
D-2 POST-DEVELOPMENT DRAINAGE DIVIDES (PHASE IIIA) & LOT GRADING  
D-3 POST-DEVELOPMENT DRAINAGE DIVIDES (FUTURE PHASE)

SURVEY INFORMATION

Horizontal and vertical control surveys were performed in year: 2014.  
By: MATTERN AND 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.

Horizontal Datum: PER PLAT INST. Vertical Datum: NGVD88  
Source of topographic mapping is dated AUG. 2014

Boundary was performed by M&C, INC. dated: AUG. 2014

Benchmark Information: PUP/K NAIL IN STUMP, EL.=1079.88,  
SEE SHEET C-4 FOR LOCATION AND BENCHMARK TABLE.

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

\* Based on Virginia State Plane Coordinate System

QUANTITY & COST ESTIMATE (FOR BONDING PURPOSE)

ITEM	QUANTITY	UNIT	UNIT PRICE	COST	BONDABLE
CLEARING & GRUBBING	0.25	AC	2,000	\$500	\$500
EXCAVATION	7,500	CY	2.50	\$18,750	\$18,750
EMBANKMENT	7,500	CY	2.50	\$18,750	\$18,750
TOPSOIL STRIPPING	750	CY	3.00	\$2,250	\$2,250
CURB INLET DI-3C, L=6'	1	EA	2,400	\$2,400	\$2,400
CURB INLET DI-7	1	EA	2,200	\$2,200	\$2,200
MANHOLE (MH-1) 4' DIA / 4-6' Deep	6	EA	2,800	\$16,800	\$16,800
MANHOLE (MH-1) 5' DIA / 4-6' Deep	1	EA	3,200	\$3,200	\$3,200
18-IN. CONCRETE PIPE, CLASS III	68	LF	48.00	\$3,264	\$3,264
24-IN. CONCRETE PIPE, CLASS III	822	LF	62.00	\$50,964	\$50,964
XX-IN. CM CULVERT		LF		\$0.00	\$0
XX-IN. CM CULVERT		LF		\$0.00	\$0
BOX CULVERT		LS		\$0.00	\$0
PAVED SWALE		LF		\$0.00	\$0
RIPRAP - CLASS		SF		\$0.00	\$0
PERMANENT GRASS SWALE		LF		\$0.00	\$0
24-IN. CONCRETE ENDWALL EW-1	1	EA	2,800	\$2,800	\$2,800
24-IN. END SECTION ES-1	2	EA	2,800	\$5,600	\$5,600
18-IN. END SECTION ES-1	1	EA	2,200	\$2,200	\$2,200
HEADER CURB & GUTTER CG-2	-	LF		\$0	\$0
CURB & GUTTER CG-6 (PUBLIC STREET)	360	LF	20.00	\$7,200	\$7,200
VALLEY GUTTER (PRIVATE STREET)	475	EA	20.00	\$9,500	\$9,500
GRAVEL BASE		SY		\$0	\$0
GRAVEL SHOULDER		SY		\$0	\$0
SURFACE TREATMENT		SY		\$0	\$0
3-IN. BIT. CONC. BASE COURSE: TYPE BM-25	760	SY	10.00	\$7,600	\$7,600
2-IN. BIT. CONC. SURFACE COURSE: TYPE SM-9.5A	590	SY	6.75	\$3,963	\$3,963
1.5-IN. BIT. CONC. SURFACE COURSE: TYPE SM-9.5A	760	SY	5.00	\$3,800	\$3,800
6-IN. AGGREGATE BASE MATERIAL	460	TN	18.00	\$8,280	\$8,280
XX-IN. SUBBASE MATERIAL		CY		\$0	\$0
TRAFFIC BARRICADE		EA		\$0.00	\$0
8" WATER LINE	400	LF	40.00	\$16,000	\$16,000
6" WATER LINE	-	LF		\$0	\$0
DOMESTIC SERVICES	13	EA	1,500	\$19,500	\$19,500
FIRE HYDRANT ASSEMBLIES	1	EA	3,500	\$3,500	\$3,500
BLOW OFFS W/ 8-IN VAULT, FRAME & COVER	1	EA	1,400	\$1,400	\$1,400
8-IN. GATE VALVES W/ VAULT, FRAME & COVER	2	EA	1,200	\$2,400	\$2,400
6-IN. GATE VALVES W/ VAULT, FRAME & COVER	-	EA		\$0	\$0
FITTINGS (TEES, BENDS, ETC.)	5	EA	600	\$3,000	\$3,000
AIR RELEASE VALVE	1	EA	1,200	\$1,200	\$1,200
8" SANITARY SEWER	490	LF	50	\$24,500	\$24,500
4-INCH SEWER LATERALS WITH CLEAN-OUT	13	EA	1,500	\$19,500	\$19,500
STANDARD 4-FOOT DIA. MANHOLE W/ FRAME & COVER	3	EA	3,000	\$9,000	\$9,000
STANDARD 5-FOOT DIA. MANHOLE W/ FRAME & COVER	1	EA	3,500	\$3,500	\$3,500
SAMPLING MANHOLE / PORT	-	EA		\$0	\$0
LANDSCAPING		LS		\$0.00	\$0
AMENITIES (INCLUDING BUT NOT LIMITED TO TRAILS, ETC...)		LS		\$0.00	\$0
STORMWATER MANAGEMENT (WATER QUALITY)	1	LS	92,500	\$92,500	\$92,500
AS-BUILT PLANS (STORM SEWER SYSTEMS)	1	LS	1,000	\$1,000	\$1,000
AS-BUILT PLANS (STORMWATER MANAGEMENT)	1	LS	600	\$600	\$600
SUBTOTAL:					\$367,641
10% CONTINGENCY:					\$36,764
ESTIMATED TOTAL:					\$404,405
BY SEALING THE PLANS, THE DESIGN PROFESSIONAL HEREBY CERTIFIES THAT THE FOREGOING ESTIMATE REFLECTS THE CURRENT IMPROVEMENT COSTS OF THIS PROJECT.					

Mattern & Craig, Inc.

CONSULTING ENGINEERS • SURVEYORS  
701 FIRST STREET, S.W.  
ROANOKE, VIRGINIA 24016  
(540) 345-9342  
FAX (540) 345-7691

THE VILLAGE AT TINKER CREEK - PHASE IIIA  
VILLAGE AT TINKER CREEK, LLC

COVER SHEET

ROANOKE COUNTY, VIRGINIA

SHEET  
C-1



Approved Set



DEVELOPMENT PLAN APPROVED FOR CONSTRUCTION BY ROANOKE COUNTY	DATE	10/1/15
DESIGNED BY	CHKD BY	10/1/2015
ENGINEERED BY	CHKD BY	10/1/2015
WATER & SEWER	CHKD BY	10/1/2015
LANDSCAPING & ZONING	CHKD BY	10/1/15

As-Built Substantial Completion 7.14.17 K. Winslow