### **GENERAL NOTES**

PRE-CONSTRUCTION MEETING AND CONSTRUCTION COMMENCEMENT:

- I. 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. Mr. Ian Coffey with the City of Roanoke must be present at the pre-construction meeting as well.
- 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
- 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
- 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
- 15. The 100 year Floodway shall be staked prior to any construction.

Utility": 1-800-552-7001 or VA 811.

- 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
- 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:

proval by Roanoke County does not guarantee issuance of any permits by the

- t be obtained from the Virginia Department of Transportation, Salem
- e prior to construction in the highway right-of-way.
- 3. The prelimina ement designs should be based on a predicted sub-grade CBR value of 7.0 and who a Resiliency Factor (RF) of 2.0 as shown in the current edition of of Transportation Pavement Design Guide for Subdivision e sub-grade soil is to be tested by an independent and Secondary Road laboratory and the results bmitted to the Virginia Department of Transportation prior he sub-grade CBR value and/or the RF value be less than the predicted values, addit of the required soil samples to be test d. All pavement designs shall be submitted to the Department for review and approva. The sub-grade shall be approved by the Virginia Department of Transportation prid placement of the base. Base shall be approved by the Virginia Department of Trans tation for depth, template, and compaction before the surface is applied.
- Standard guardrail with safety end sections may be uired on fills or in areas where hazards exist as deemed necessary. After complet rough grading operations, the County Engineer and Virginia Department of Trans schedule a field review. Where guard rail is warranted, the ndard shoulder width shall be provided and the guard rail shall be installed in acco ance with the current edition of the VDOT Road and Bridge Standards as part of this
- Standard street and traffic control signs shall be erected at each int developer prior to final street acceptance.
- All traffic devices shall be in accordance with current edition of the "Manual" Traffic Control Devices" (MUTCD).
- 7. All unsuitable material shall be removed from the construction limits of the roa before placing embankment.

See Sheet C102 for Stormwater Site Statistics Table. See Sheet C102 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

The notes on this sheet shall not be modified.



## COUNTY OF ROANOKE, VA

CLEARING AND GRUBBING

EXCAVATION

EMBANKMENT

CURB INLET DI-1

CURB INLET DI-3

MANHOLE MH-1

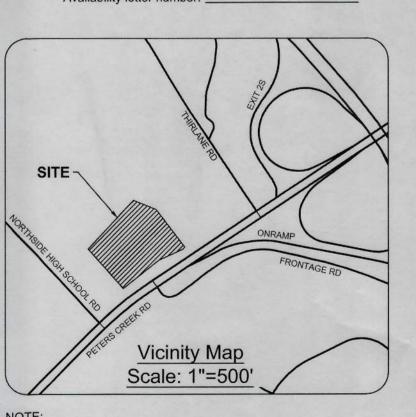
MANHOLE MH-

NAME OF DEVELOPMENT WOODSPRING SUITES	I, Douglas Elis or OWNER/DEVELOPER, AM AWARE OF THE SITE DESIGN REQUIREMENTS IMPOSED BY THIS SITE DEVELOPMENT PLAN, ALL REVISIONS THEREOF, AND OTHER APPLICABLE ROANOKE COUNTY CODES AND ORDINANCES.		
MAGISTERIAL DISTRICT(S) CATAWBA	I HEREBY CERTIFY THAT I AGREE TO COMPLY WITH THESE REQUIREMENTS SHOWN ON THIS COVER SHEET UNLESS MODIFIED IN ACCORDANCE WITH LOCAL LAW.		
OWNER (name, address, telephone) EVS PROPERTIES, LLC, 5363 PETERS CREEK ROA	AD, ROANOKE, VA 24019		
DEVELOPER (name, address, telephone) SUBURBAN CAPITAL, INC. 3600 PACIFIC AVENUE, VIRGI	NIA BEACH, VA 23451 757-754-4878		
ENGINEER, ARCHITECT OR SURVEYOR (name, address, telephone) DRAPER ADEN ASSOCIATES 2206 S. M.	MAIN ST., BLACKSBURG, VA 24060 540-552-0444		
TAX MAP NO(S) TM 037-10.01-12.00-0000			

#### 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,
- 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 pothole 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 norizontally 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
- 8. All utility grade adjustments shall be in accordance with WVWA standards and are the
- 9. Field changes shall be submitted by the engineer of record to the locality and approved by the

Western Virginia Water Authority Availability letter number: \_\_\_\_



THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A ROW EXCAVATION PERMIT WITH THE CITY OF ROANOKE PRIOR TO WORK OCCURRING IN THE CITY ROW.

#### SURVEY INFORMATION

Horizontal and vertical control surveys were performed in year: 2020 By: DRAPER ADEN ASSOCIATES

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: NAD 83 Vertical Datum: NAVD 88

\_dated: DECEMBER 7, 2020

Source of topographic mapping is dated DECEMBER 7, 2020

Boundary was performed by DAA

Benchmark Information: SEE EXISTING CONDITIONS DRAWING, SHEET C200

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

#### 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:	

**Revision Table** 

Sheet List Table		
Sheet Number	Sheet Title	
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C102	ESC NARRATIVE & CONSTRUCTION SEQUENCE	
C200	EXISTING CONDITIONS	
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C400	EROSION AND SEDIMENT CONTROL PHASE 1	
C401	EROSION AND SEDIMENT CONTROL PHASE 2	
C500	SITE AND DIMENSIONAL PLAN	
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C502	SITE DISTANCE AND PROFILE	
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C810	STORM DETAILS	
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E-7	ELECTRICAL SITE PLAN	

30-IN. CONCRETE PIPE, CLASS III  36-IN. CONCRETE PIPE, CLASS III  -IN. C.M. CULVERT -IN. C.M. CULVERT  BOX CULVERT  PAVED SWALE  RIPRAP - CLASS  PERMANENT GRASS SWALE  -IN. CONCRETE ENDWALL EW-  36-IN. END SECTION ES-1  ENTRANCE CG-9D  HEADER CURB & GUTTER CG- CURB & GUTTER CG- CURB & GUTTER CG- GRAVEL SHOULDER  SURFACE TREATMENT -IN. BIT. CONC.: TYPE B- 2.5-IN. BIT. CONC.: TYPE SM-9.5A	85 147  N/A  N/A  N/A  N/A  N/A  1  1  1  N/A  886  2  390  N/A  N/A  N/A	LF LF LF LS LS LF LF SF LF EA EA EA SY SY	\$75 \$120 \$120 \$7 \$7 \$1,900 \$6,500 \$25 \$1,000 \$20	\$6,375 \$17,640 \$1,470 \$1,470 \$1,900 \$6,500 \$22,150 \$2,000 \$7,800	
-IN. C.M. CULVERT  -IN. C.M. CULVERT  BOX CULVERT  BOX CULVERT  PAVED SWALE  RIPRAP - CLASS  PERMANENT GRASS SWALE  -IN. CONCRETE ENDWALL EW-  36-IN. END SECTION ES-1  ENTRANCE CG-9D  HEADER CURB & GUTTER CG- CURB & GUTTER CG- CURB & GUTTER GRAVEL BASE  GRAVEL SHOULDER  SURFACE TREATMENT  -IN. BIT. CONC.: TYPE B-	N/A N/A N/A N/A N/A 210 N/A N/A 1 1 1 N/A 886 2 390 N/A N/A	LF LF LS LS LF SF LF EA EA EA SY	\$1,900 \$6,500 \$25 \$1,000	\$1,470 \$1,470 \$1,900 \$6,500 \$22,150 \$2,000	
-IN. C.M. CULVERT  BOX CULVERT  PAVED SWALE  RIPRAP - CLASS  PERMANENT GRASS SWALE  -IN. CONCRETE ENDWALL EW-  36-IN. END SECTION ES-1  ENTRANCE CG-9D  HEADER CURB & GUTTER CG- CURB & GUTTER CG- CURB & GUTTER CG- WALLEY GUTTER GRAVEL BASE  GRAVEL SHOULDER  SURFACE TREATMENT  -IN. BIT. CONC.: TYPE B-	N/A  N/A  N/A  210  N/A  1  1  1  N/A  886  2  390  N/A  N/A	LF  LS  LF  SF  LF  EA  EA  LF  LF  EA  SY	\$1,900 \$6,500 \$25 \$1,000	\$1,900 \$6,500 \$22,150 \$2,000	
-IN. C.M. CULVERT  BOX CULVERT  PAVED SWALE  RIPRAP - CLASS  PERMANENT GRASS SWALE  -IN. CONCRETE ENDWALL EW-  36-IN. END SECTION ES-1  ENTRANCE CG-9D  HEADER CURB & GUTTER CG- CURB & GUTTER CG- CURB & GUTTER CG- GRAVEL BASE  GRAVEL SHOULDER  SURFACE TREATMENT  -IN. BIT. CONC.: TYPE B-	N/A  N/A  N/A  210  N/A  1  1  1  N/A  886  2  390  N/A  N/A	LF  LS  LF  SF  LF  EA  EA  LF  LF  EA  SY	\$1,900 \$6,500 \$25 \$1,000	\$1,900 \$6,500 \$22,150 \$2,000	
-IN. C.M. CULVERT  BOX CULVERT  PAVED SWALE  RIPRAP - CLASS  PERMANENT GRASS SWALE  -IN. CONCRETE ENDWALL EW-  36-IN. END SECTION ES-1  ENTRANCE CG-9D  HEADER CURB & GUTTER CG- CURB & GUTTER CG- CURB & GUTTER CG- GRAVEL BASE  GRAVEL SHOULDER  SURFACE TREATMENT  -IN. BIT. CONC.: TYPE B-	N/A  N/A  N/A  210  N/A  1  1  1  N/A  886  2  390  N/A  N/A	LF  LS  LF  SF  LF  EA  EA  LF  LF  EA  SY	\$1,900 \$6,500 \$25 \$1,000	\$1,900 \$6,500 \$22,150 \$2,000	
BOX CULVERT  PAVED SWALE  RIPRAP - CLASS  PERMANENT GRASS SWALE  -IN. CONCRETE ENDWALL EW-  36-IN. END SECTION ES-1  ENTRANCE CG-9D  HEADER CURB & GUTTER CG- CURB & GUTTER CG- VALLEY GUTTER  GRAVEL BASE  GRAVEL SHOULDER  SURFACE TREATMENT  -IN. BIT. CONC.: TYPE B-	N/A  N/A  210  N/A  1  1  1  N/A  886  2  390  N/A  N/A	LS  LF  SF  LF  EA  EA  LF  LF  SA  SY	\$1,900 \$6,500 \$25 \$1,000	\$1,900 \$6,500 \$22,150 \$2,000	
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RIPRAP - CLASS  PERMANENT GRASS SWALE  -IN. CONCRETE ENDWALL EW-  36-IN. END SECTION ES-1  ENTRANCE CG-9D  HEADER CURB & GUTTER CG- CURB & GUTTER CG-6  VALLEY GUTTER  GRAVEL BASE  GRAVEL SHOULDER  SURFACE TREATMENT  -IN. BIT. CONC.: TYPE B-	210  N/A  N/A  1  1  1  N/A  886  2  390  N/A  N/A	EA EA LF LF EA SY	\$1,900 \$6,500 \$25 \$1,000	\$1,900 \$6,500 \$22,150 \$2,000	
PERMANENT GRASS SWALE  -IN. CONCRETE ENDWALL EW-  36-IN. END SECTION ES-1  ENTRANCE CG-9D  HEADER CURB & GUTTER CG- CURB & GUTTER CG-6  VALLEY GUTTER  GRAVEL BASE  GRAVEL SHOULDER  SURFACE TREATMENT  -IN. BIT. CONC.: TYPE B-	N/A  N/A  1  1  N/A  886  2  390  N/A  N/A	EA EA LF LF EA SY	\$1,900 \$6,500 \$25 \$1,000	\$1,900 \$6,500 \$22,150 \$2,000	
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36-IN. END SECTION ES-1  ENTRANCE CG-9D  HEADER CURB & GUTTER CG- CURB & GUTTER CG-6  VALLEY GUTTER  GRAVEL BASE  GRAVEL SHOULDER  SURFACE TREATMENT  -IN. BIT. CONC.: TYPE B-	1 1 N/A 886 2 390 N/A N/A	EA  LF  LF  EA  SY	\$6,500 \$25 \$1,000	\$6,500 \$22,150 \$2,000	
ENTRANCE CG-9D  HEADER CURB & GUTTER CG-  CURB & GUTTER CG-6  VALLEY GUTTER  GRAVEL BASE  GRAVEL SHOULDER  SURFACE TREATMENT  -IN. BIT. CONC.: TYPE B-	1 N/A 886 2 390 N/A N/A	EA LF LF EA SY	\$6,500 \$25 \$1,000	\$6,500 \$22,150 \$2,000	
ENTRANCE CG-9D  HEADER CURB & GUTTER CG-  CURB & GUTTER CG-6  VALLEY GUTTER  GRAVEL BASE  GRAVEL SHOULDER  SURFACE TREATMENT  -IN. BIT. CONC.: TYPE B-	1 N/A 886 2 390 N/A N/A	EA LF LF EA SY	\$6,500 \$25 \$1,000	\$6,500 \$22,150 \$2,000	
HEADER CURB & GUTTER CG- CURB & GUTTER CG-6 VALLEY GUTTER GRAVEL BASE GRAVEL SHOULDER SURFACE TREATMENT -IN. BIT. CONC.: TYPE B-	N/A 886 2 390 N/A N/A	LF LF EA SY	\$25 \$1,000	\$22,150 \$2,000	
CURB & GUTTER CG-6  VALLEY GUTTER  GRAVEL BASE  GRAVEL SHOULDER  SURFACE TREATMENT  -IN. BIT. CONC.: TYPE B-	886 2 390 N/A N/A	LF EA SY	\$1,000	\$2,000	
VALLEY GUTTER  GRAVEL BASE  GRAVEL SHOULDER  SURFACE TREATMENT  -IN. BIT. CONC.: TYPE B-	2 390 N/A N/A	EA SY	\$1,000	\$2,000	
GRAVEL BASE  GRAVEL SHOULDER  SURFACE TREATMENT  -IN. BIT. CONC.: TYPE B-	390 N/A N/A	SY			
GRAVEL SHOULDER SURFACE TREATMENT -IN. BIT. CONC.: TYPE B-	N/A N/A		\$20	\$7,800	
SURFACE TREATMENT -IN. BIT. CONC.: TYPE B-	N/A	SY			
SURFACE TREATMENT -IN. BIT. CONC.: TYPE B-	N/A				
-IN. BIT. CONC.: TYPE B-	N/A	SY			
2.5-IN. BIT. CONC.: TYPE SM-9.5A	14/7	SY			
	400	SY	\$13.75	\$5,500	
4-IN. BASE MATERIAL	44	C.Y.	\$12	\$528	
8-IN. SUBBASE MATERIAL	88	C.Y.	\$10	\$880	
TRAFFIC BARRICADE	N/A	EA			*
8" WATER LINE	694	LF	\$78	\$54,132	
6" WATER LINE	64	LF	\$65	\$4,160	
FIRE HYDRANT ASSEMBLIES	3	EA	\$8,000	\$24,000	
BLOW OFFS W/ VAULT, FRAME & COVER	N/A	EA			
8-IN. GATE VALVES, W/ VAULT, FRAME & COVER	3	EA	\$1,000	\$3,000	
6-IN. GATE VALVES, W/ VAULT, FRAME & COVER	3	EA	\$2,500	\$7,500	
8" SANITARY SEWER	248	LF	\$70	\$17,360	
STANDARD MANHOLE W/FRAME & COVER	2	EA	\$10,000	\$20,000	
SAMPLING MANHOLE/PORT	N/A	EA			
LANDSCAPING	1	LS	\$27,640	\$27,640	
AMENITIES (SIDEWALK)	1	LS	\$12,580	\$12,580	
STORMWATER MANAGEMENT	1	LS	\$20,000	\$20,000	
AS-BUILT PLANS (STORM SEWER SYSTEMS)	1	LS	\$10,000	\$10,000	
AS-BUILT PLANS (STORMWATER MANAGEMENT)	1	LS	\$10,000	\$10,000	
10% CONTINGENCY				\$74,290	
ESTIMATED TOTAL				\$817,187	

**QUANTITY & COST ESTIMATE** 

2,333

N/A

QUANTITY UNIT UNIT PRICE COST BONDABLE

\$10,000

\$10

\$4,000

\$4,500

\$3,000

C.Y.

EA

EA

\$10,000

\$369,252

\$23,330

\$12,000

\$13,500

\$12,000

# 05/24/2021 0 Sorderson 8"SPR 35 Structures O Darling B 84B-5 REVISIONS DESIGNED BY: KMJ DRAWN BY: DEP CHECKED BY: CAH SCALE: N/A DATE: MAY 24, 2021 SHEET 20010271-010301 OF