

# COTTAGES OF STEEPLCHASE

## PHASE 1

### SUBDIVISION SITE DEVELOPMENT

my AS-Built  
8-24-16  
MARC SINK

#### GRADING NOTES

1. REMOVE ALL TOPSOIL AND OTHER DELETERIOUS MATERIAL FROM GROUND SURFACES TO RECEIVE CONTROLLED FILL MATERIAL. ALL DISTURBED CUT AND FILL AREAS OUTSIDE OF RIGHT OF WAY SHALL RECEIVE 4" MIN. OF TOPSOIL AFTER FINAL GRADES HAVE BEEN ACHIEVED.
2. PROOF ROLL SUBGRADE SURFACES OF ORIGINAL GROUND SURFACES WHICH HAVE BEEN STRIPPED FOR PLACEMENT OF CONTROLLED FILL WITH A LOADED DUMP TRUCK OR OTHER HEAVY VEHICLE TO LOCATE AREAS OF SOFT MATERIAL. IF SOFT MATERIAL IS FOUND, REMOVE AND REPLACE IT ACCORDING TO NOTES BELOW FOR PLACEMENT OF CONTROLLED FILL.
3. PLACE FILL MATERIAL IN LIFTS NOT TO EXCEED 8" IN COMPACTED THICKNESS. ROCK MATERIAL OF MAXIMUM DIMENSION GREATER THAN 12" SHALL NOT BE INCLUDED IN THE FILL MATERIAL.
4. FOR ALL AREAS OUTSIDE OF ROADWAY, COMPACT EACH LIFT TO THE FOLLOWING DENSITIES PER ASTM D1557, MODIFIED PROCTOR:

BUILDING AREA	95%
PAVED AREA	95%
YARD AREA	80%
5. BED STORM SEWER AS SHOWN IN THE BEDDING DETAIL.
6. PAVEMENT BASE STONE TO BE COMPACTED TO 100% MAXIMUM DENSITY.
7. PLACE BITUMINOUS CONCRETE PAVEMENT ACCORDING TO THE REQUIREMENTS OF VDOT, "ROAD AND BRIDGE SPECIFICATIONS", LATEST EDITION.
8. ALL GRADING AND UTILITY WORK WITHIN THE RIGHT OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH THE CURRENT EDITION OF THE VDOT ROAD & BRIDGE STANDARDS AND SPECIFICATIONS

#### VIRGINIA DEPARTMENT OF TRANSPORTATION GENERAL NOTES

1. QUALITY CONTROL

STREETS TO BE GRADED, PAVED, AND ALL STRUCTURAL COMPONENTS ERRECTED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS & SPECIFICATIONS (2008) AND ROAD DESIGN STANDARDS. ALL MATERIALS USED SHALL BE TESTED IN ACCORDANCE WITH STANDARD POLICIES. THE DEVELOPER MUST CONTACT THE OFFICE OF THE RESIDENT ENGINEER PRIOR TO BEGINNING ANY CONSTRUCTION AT WHICH TIME AN INSPECTION AND TESTING PROCEDURE POLICY WILL BE DRAWN. THE DEVELOPER WILL PRODUCE TEST REPORTS FROM APPROVED INDEPENDENT LABORATORIES AT THE DEVELOPER'S EXPENSE.

THE PAVEMENT DESIGNS SHOWN ARE BASED ON A SUBGRADE RATING OF CBR4 OR GREATER. THE SUBGRADE SOIL IS TO BE TESTED BY AN INDEPENDENT LABORATORY AND THE RESULTS SUBMITTED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO PAVEMENT CONSTRUCTION. SHOULD THE CBR VALUES BE LESS THAN CBR4, THEN ADDITIONAL BASE MATERIAL WILL BE REQUIRED IN ACCORDANCE WITH DEPARTMENTAL SPECIFICATIONS.

THE SUBGRADE MUST BE APPROVED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO PLACEMENT OF BASE MATERIAL. BASE MUST BE APPROVED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE IS APPLIED.
2. UTILITIES

ALL NECESSARY LATERALS WILL BE PLACED PRIOR TO PAVEMENT BASE AND CONDUIT PROVISIONS MADE FOR THE SAME (I.E. WATER, SEWER, GAS, AND TELEPHONE).

PERMITS WILL BE REQUIRED FOR ALL UTILITIES WITHIN THE STREET RIGHT-OF-WAY PRIOR TO ACCEPTANCE INTO THE SECONDARY HIGHWAY SYSTEM.

ANY EASEMENT GRANTED TO A UTILITY FOR PLACEMENT OF POWER, TELEPHONE, WATER, SEWER, ETC..., MUST BE RELEASED PRIOR TO ACCEPTANCE.
3. PRIVATE ENTRANCES

PERMITS WILL BE REQUIRED FOR ALL PRIVATE ENTRANCES CONSTRUCTED ON STREET RIGHT-OF-WAY PRIOR TO ACCEPTANCE INTO THE SECONDARY HIGHWAY SYSTEM.
4. EROSION CONTROL AND LANDSCAPING

CARE MUST BE TAKEN DURING CONSTRUCTION TO PREVENT EROSION, DUST, AND MUD FROM DAMAGING ADJACENT PROPERTY, CLOGGING DITCHES, TRACKING PUBLIC STREETS, AND OTHERWISE CREATING A PUBLIC NUISANCE TO SURROUNDING AREAS.

THE ENTIRE CONSTRUCTION AREA BACK OF THE PAVEMENT SHALL BE BACKFILLED AND SEEDED TOGETHER WITH THE DITCHES AND CHANNELS, AT THE EARLIEST POSSIBLE TIME AFTER FINAL GRADING.

DRAINAGE EASEMENTS MUST BE DEFINED BY EXCAVATED DITCHES OR CHANNELS FOR THEIR FULL LENGTH TO WELL DEFINED EXISTING NATURAL WATERCOURSES.

ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO CONDITIONING (CUTTING AND/OR PREPARATION) OF THE SUBGRADE.
5. GENERAL

MINIMUM PAVEMENT RADIUS OF 25 FEET REQUIRED AT ALL STREET INTERSECTIONS.

WHILE THESE PLANS HAVE BEEN APPROVED, SUCH APPROVAL DOES NOT EXEMPT CONNECTIONS WITH EXISTING STATE MAINTAINED ROADS FROM CRITICAL REVIEW AT THE TIME PERMIT APPLICATIONS ARE MADE. THIS IS NECESSARY IN ORDER THAT THE PREVAILING CONDITIONS BE TAKEN INTO CONSIDERATION REGARDING SAFETY ACCOMPANIMENTS SUCH AS TURNING LANES.

STANDARD GUARDRAIL WITH SAFETY END SECTIONS MAY BE REQUIRED ON FILLS AS DEEMED NECESSARY BY THE VDOT ENGINEER. AFTER COMPLETION OF ROUGH GRADING OPERATIONS, THE VDOT ENGINEER SHALL BE NOTIFIED SO THAT A FIE'D REVIEW MAY BE MADE OF THE PROPOSED LOCATIONS.

FIELD REVIEW WILL BE MADE DURING CONSTRUCTION TO DETERMINE THE NEED AND LIMITS OF PAVED GUTTER AND/OR DITCH STABILIZATION TREATMENTS. TO DETERMINE THE NEED AND LIMITS OF ADDITIONAL DRAINAGE EASEMENTS. ALL DRAINAGE EASEMENTS MUST BE CUT AND MADE TO FUNCTION TO A NATURAL WATERCOURSE. ANY EROSION PROBLEMS ENCOUNTERED IN AN EASEMENT MUST BE CORRECTED BY WHATEVER MEANS NECESSARY PRIOR TO SUBDIVISION ACCEPTANCE.

CONTRACTOR SHALL STAIN ENTRANCE PERMIT TO THE EXISTING VIRGINIA DEPARTMENT OF TR SPORTATION RIGHT-OF-WAY FROM THE RESIDENT ENGINEER PRIOR TO ROAD CONSTRUCTION.

AN INSPECTOR WILL NOT BE FURNISHED EXCEPT FOR PERIODIC PROGRESS INSPECTION, THE ABOVE MENTIONED FIELD REVIEWS, AND CHECKING THE REQUIRED STONE DEPTHS. THE DEVELOPER WILL BE REQUIRED TO POST A SURETY TO GUARANTEE THE ROAD FREE OF DEFECTS FOR ONE YEAR AFTER ACCEPTANCE BY THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION.

THE STREET MUST BE PROPERLY MAINTAINED UNTIL ACCEPTANCE. AT SUCH TIME AS ALL REQUIREMENTS HAVE BEEN MET FOR ACCEPTANCE, ANOTHER INSPECTION WILL BE MADE TO DETERMINE THAT THE STREET HAS BEEN PROPERLY MAINTAINED.

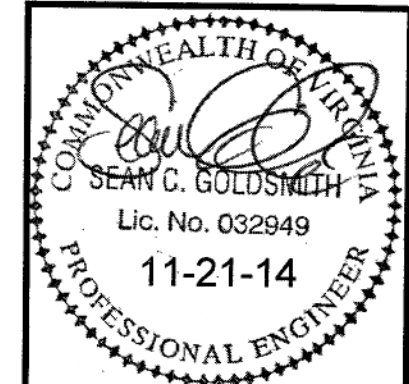
IN ORDER TO MEET PUBLIC SERVICE REQUIREMENTS, ALL STREETS MUST SERVE A MINIMUM OF THREE OCCUPIED DWELLINGS PRIOR TO ACCEPTANCE.

THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE ENGINEER IMMEDIATELY IF THE LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLAN. IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CONTACT "MISS UTILITY" OF CENTRAL VIRGINIA AT 1-800-552-7001.

APPROVAL OF THESE PLANS WILL BE BASED ON SPECIFICATIONS AND STANDARDS IN EFFECT AT THE TIME OF APPROVAL AND WILL BE SUBJECT, UNTIL COMPLETION OF THE ROADWAY AND ACCEPTANCE BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION, TO FUTURE REVISIONS OF THE SPECIFICATIONS AND STANDARDS.

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Revisions By	Date
1-SHEET LIST	10/7/14
2-SHEET LIST	11/21/14



TITLE SHEET

PHASE 1  
COTTAGES OF STEEPLCHASE  
BOTETOURT COUNTY, VIRGINIA

Scale: 1"=30'  
Date: 4-24-14  
Design By: SCG  
CAD By: SCG  
Checked By:  
Project No.: 12052

Sheet No.  
T1

#### GENERAL NOTES

1. PROPERTY OWNER: A.R. & ANNE H. OVERBAY  
DB 364 PG 153  
TAX ID. # 107-234 & 107-234C
2. TOTAL SUBDIVISION PARCEL AREA: 16.01+/- ACRES  
DISTURBED AREA: 12.65+/- ACRES
3. FLOODPLAIN COMMUNITY PANEL NUMBER AND ZONE: 510018-100A  
THE SITE IS NOT LOCATED WITHIN A FEMA DESIGNATED 100-YR FLOOD ZONE.
4. ZONING : R-3, RESIDENTIAL
5. MINIMUM YARD REQUIREMENTS: MULTI-FAMILY & SINGLE FAM. ATTACHED  
FRONT: 25'  
REAR: 25'  
OPEN SIDE: 25'  
SINGLE-FAMILY DETACHED  
FRONT: 25'  
REAR: 25'  
OPEN SIDE: 10'
6. MINIMUM LOT AREA= MULTI-FAMILY & SINGLE FAM. ATTACHED  
AREA = 9000sf MIN.  
SINGLE-FAMILY DETACHED  
AREA = 15000sf MIN.
7. INFORMATION ON THESE DRAWINGS CONCERNING THE LOCATION AND ELEVATION OF EXISTING UTILITIES, STRUCTURES, AND OBSTRUCTIONS HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION ARE NOT GUARANTEED, HOWEVER, NOR DOES THE ENGINEER ACCEPT ANY RESPONSIBILITY WHATSOEVER FOR DEVIATIONS OF THE EXISTING UTILITIES, STRUCTURES, OTHER FACILITIES, AND OBSTRUCTIONS FROM THE LOCATIONS AND ELEVATIONS INDICATED OR FOR THE EXISTENCE OF UTILITIES, STRUCTURES, OTHER FACILITIES, AND OBSTRUCTIONS NOT INDICATED ON THESE DRAWINGS.
8. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO ELIMINATE ANY POSSIBILITY OF ANY DISTURBANCE OF OR DAMAGE TO PUBLIC AND PRIVATELY-OWNED UTILITIES, STRUCTURES, OTHER FACILITIES, AND OBSTRUCTION RESULTING FROM HIS ACTIVITIES. TO THIS END, CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWNER, TAKE ALL MEASURES NECESSARY TO PROVIDE, AND SHALL BE SOLELY RESPONSIBLE FOR, TEMPORARY SUPPORT AND SHORING, ADEQUATE PROTECTION, AND MAINTENANCE OF CONTINUOUS OPERATION OF ALL UNDERGROUND AND ABOVEGROUND WATER, SEWER, AND GAS MAINS, AND SERVICE LINES; PETROLEUM LINES; TELEPHONE, TELEVISION, AND ELECTRICAL LINES, CABLES, AND POLES; EQUIPMENT CABLES AND CONDUITS; STORM SEWERS; BUILDINGS; TANKS; FENCES; AND ALL OTHER UTILITIES, STRUCTURES, FACILITIES, AND OBSTRUCTIONS, WHETHER OR NOT INDICATED ON THESE DRAWINGS. ALL DISTURBED OR DAMAGED UTILITIES, STRUCTURES, OTHER FACILITIES, AND OBSTRUCTIONS SHALL BE IMMEDIATELY REPAIRED, REPLACED, OR COMPENSATED FOR BY THE CONTRACTOR TO OWNER'S SATISFACTION, AND AT NO ADDITIONAL COST TO THE OWNER.
9. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR THE CHARACTER AND ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, STRUCTURES, OTHER FACILITIES, AND OBSTRUCTIONS WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWNER, CONTACT THE OWNERS/OPERATORS OF ALL UTILITIES AND ARRANGE FOR THE VERIFICATION AND MARKING OF UTILITY LOCATIONS BY SAID OWNERS/OPERATORS. THE CONTRACTOR SHALL ASSIST THE UTILITY OWNERS/OPERATORS BY EVERY MEANS POSSIBLE TO DETERMINE THE LOCATION OF UTILITIES. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR ALL DISTURBANCE OF ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S FAILURE TO ARRANGE FOR THE LOCATION OF UTILITIES BY THE OWNERS/ OPERATORS OF THE UTILITIES. CONTACT MISS UTILITY (800) 552-7001.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEW ABOVE AND BELOW GRADE PIPING, STRUCTURES, ELECTRICAL EQUIPMENT AND CONDUIT, AND OTHER FACILITIES AT THE PROJECT SITE, FROM ALL DISTURBANCE OR DAMAGE WHICH MAY RESULT FROM THE PERFORMANCE OF WORK ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REPAIR OR REPLACEMENT OF ALL NEW ABOVE AND BELOW GRADE PIPING STRUCTURES, ELECTRICAL EQUIPMENT AND CONDUIT, AND OTHER FACILITIES AT THE PROJECT SITE WHICH MAY BE DISTURBED OR DAMAGED AS A RESULT OF THE PERFORMANCE OF WORK ON THIS PROJECT.
11. SITE CONDITIONS MAY NECESSITATE SLIGHT DEVIATIONS IN ALIGNMENT, GRADE, AND/OR LOCATION OF NEW FACILITIES FROM THE ALIGNMENT, GRADE, AND/OR LOCATION INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL CONSTRUCT THE NEW FACILITIES TO SUCH DEVIATIONS AS DIRECTED BY THE ENGINEER WITHOUT INCREASE IN THE CONTRACT PRICE OR FINE.
12. THE CONTRACTOR SHALL MAINTAIN A CLEAR FLOW PATH TO AND THROUGH ALL SURFACE WATER AND STORM WATER DRAINAGE FACILITIES AT ALL TIMES.
13. THE CONTRACTOR SHALL GRADE, SEED, AND/OR SOD, AND MULCH THE ENTIRE AREA(S) DISTURBED BY CONSTRUCTION ACTIVITIES.
14. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CURRENT BOCA AND/OR STATE AND LOCAL BUILDING CODES.
15. CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION AREA IN A MANNER ACCEPTABLE TO OWNER AND SHALL BE RESPONSIBLE FOR REMEDIATING ANY DAMAGES RESULTING FROM FAILURE TO DO SO.
16. CONTRACTOR SHALL MAINTAIN LIMITS OF CONSTRUCTION WITHIN THE BOUNDARIES OF THE PROPERTY AS INDICATED ON THE SITE PLAN.
17. BOUNDARY & FIELD TOPOGRAPHY BY MCMURRY SURVEYORS.