GENERAL NOTES

PRE-CONSTRUCTION MEETING AND CONSTRUCTION COMMENCEMENT.

- 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.
- with the cumeliferedeper for (2) working days later.

 A. All and distulbating projects that require approach of an erosion and sediment control plan, grading or clearing permit shall require that the applicant provide the name of an individual hard with the responsible for later distulbing citized and that his individual hold is Responsible Land Distulber (RLD). Certificate from the Department of the Project than that is certified by the Commonwealth of Virginia is to be in charge of carriery out the land distulbing activity for the project.

 It is the responsibility of the numericatement in 1.50 and 1.50 are considered by the Commonwealth of Virginia is to be in charge of carriery out the land distulbing activity for the project.
- 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.
- 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 overage letter, and all permits must be available at the construction site at all times
- 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.
- Country soligiation to permit or Comfined Ension Centrel & VSMP Permit is given to the developer at this pre-construction meeting.

 The Ension Control Permit or Comfined Ension Centrel & VSMP Permit is given to the developer at this pre-construction meeting.

 Will impose Initial Installation to Ension Section 1850 Census Section 1850 of section 1850 Centrel 1850 C
- County inspectors must inspect storm drain / stormwater management / BMF installations during the process of installation. Please contact the site inspect hours in advance.
- All work shall be subject to inspection by Roanoke County, the Western Virginia Water Authority and the Virginia Department of Transportation Inspectors.
- 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.
- Grade stakes shall be set for all curb and gutter, culvert, sanitary sewer and storm sewer at all times of construction.
- 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 contractor responsibility to insure that the streets are in a clean, mud and dust free condition a
- 21. Field construction shall honor proposed drainage divides as shown on plans.
- 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:

- A permit must be obtained from the Virginia Department of Transp Residency Office prior to construction in the highway right-of-way
- resource y uncommon construction in the rightway fight-orway.

 The preliminary pawement 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 the current edition the Virginia Department of Transportation Pawement 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 pri laboratory and the results submitted to the Virginia Department of Transportation prior to base construction. Should the sub-grade CRR value and not the Fiv value be less than the predicted values, additional base material will be required in accordance with other productions. All produces the production of the regiment of the regiment of the regiment of the regiment of the production of the p
- compaction before the surface is applied. Schadid quadratic 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 property of the property of the property of the property of the provided and the guard rail shall be installed in accordance with the current cedition of the VOTA good and the guard rail shall be installed in accordance with the current cedition of the VOTA good and fibring designations applied to the development.
- Standard street and traffic control signs shall be erected at each intersection by the developer prior to final street acceptance.
- All traffic devices shall be in accordance with current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
 All unsatiable material shall be removed from the construction limits of the roadway before placing embankment.

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See Sheet 20 for Stormwater Site Statistics Table.	
Jose Grade 22 to Glorinwater Grad Gradient Fabre.	
See Sheet 20 for New BMP Information Table.	
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COUNTY OF ROANOKE, VA

1	NAME OF DEVELOPMENT HUNTRIDGE TOWNHOMES SUBDIVISION	Nuslan Vian Memory of the site design requirements imposed by this site development plan, all revisions thereof, and other applicable roanone county codes and ordinances.
	MAGISTERIAL DISTRICT(S) HOLLINS DISTRICT	I HEREBY CERTIFY THAT I AGREE TO COMPLY WITH THESE REQUIREMENTS SHOWN ON THIS COVER SHEET UNLESS MODIFIED IN ACCORDANCE WITH LOCAL LAW.
	ORCHARDS EF LLC PV BOX 70.38 ROWNER (name, address, telephone) ROWNORE, VA 24019	
	R. P. FRALIN, INC. PHONE: 540-761-6371 DEVELOPER (name, address, talephone) 5211 SOUTH CONCOURSE DR. ROMNUE, VA 24019	
	ENGINEERA CONCEPTS, INC. BOBBY WAMPI ENGINEERA ARCHITECT OR SURVEYOR (name, address, totephone) 94 GREDIFIELD STREET PHONE: 540– DAVILLE W. 24083	
Į	TAX MAP NO(S) 039.02-04-27.05-0000	

WATER AND SEWER NOTES

- 2. A minimum cover of three (3) feet is required on all WVWA water and sewer lines

- 4. Preases show an VVVVV water and server unusers of any oper-upierin pair.
 5. The location of existing utilities examples or any approximately correct. The contractors on the plans and where shown are only approximately correct. The contractor and no his own initiative and at no extra cost, locate all underground lines and structures and pothols as necessary. The contractor shall be responsible for any damage to surface of such ground and any open any open any open any open any open and any open any open any open any open and any open any open any open any open and any open any ope
- 7. The contractor shall maintain a minimum of 16" clearance vertically and two (2) feet min horizontally from the outside of pipe to outside of type with all other underground utilities. Where this cannot be achieved, additional measures in accordance with the WWWA stamshall be enforced.
- 9. Field changes shall be submitted by the engineer of record to the locality and approved by the

stern Virginia Water Authority



Property Line	
Right-of-way	
Centerline	
Minimum Building Line	—. — . — . — .
Existing Storm Sewer	
Existing Sanitary Sewer	
Existing Water Main	
Existing Contour	
Proposed Contour	1045
Proposed Drainage Divide	\longrightarrow
Proposed Limits of Clearing	
Proposed Storm Sewer	24° S.D.
Proposed Sanitary Sewer	8° M.H.
Proposed Water Main	HYDRANT VALVE BLOWOFF

LEGEND

PRIVATE UTILITIES

Underground utilities installed on private property or in private stilly easterments and building related born dains shall be designed and installed per the current edition of the Virgina Uniform Stallewide Building Code (robLiding amendments). Authority that meet or recorded the USSE requirements are acceptable for private utilities. All private utilities are to be permitted through and impected by the Romande Country Imperiose Office. Valual, valves and other devices installed by or under the control of the Western Wignian Water Authority may not substituted for the color required relates.

PR #:	NOTES:
	Revision Table

3 - EXISTING CONDITIONS PLAN
4 - OVERALL PLAN
5 - E&S PHASE I PLAN
5A - E&S PHASE II PLAN
6 - GRADING PLAN
7 - SITE DIM & UTILITES PLAN
8 - LANDSCAPE PLAN
9 - SWM BASIN PLAN
10 - SWM BASIN DETAILS & CALCS
11 - EXISTING DRAINAGE AREAS
12 - PROPOSED DRAINAGE AREAS
13 - STORM SEWER, SSD, AND ENTRANCE ROAD PROFILES
14 - SANITARY PROFILES
15 - VDOT DETAILS
16 - WVWA WATER DETAILS
17 - WVWA SANITARY DETAILS
18 - EROSION CONTROL DETAILS
19 - EROSION CONTROL NOTES
20 - STORMWATER QUALITY
21 - VDOT TRANSPORTATION MANAGEMENT PLAN
Sheet Index

SURVEY INFORMATION

		to the National Geodetic \ ed to the North American I	/ertical Datum of 1929 or 1: Datum of 1927 or 1983.	988.
Horizontal Datum:	NAD8.3	Vertical Datum:	NGVD88	
Source of topograph	ic mapping is dated	FEBRUARY 2021	& RECORD DRAWINGS	_
Boundary was perfo	rmed by N/	4 dated:	1-3299 TOP EL 1191.0 1-3296 TOP EL = 117	~

4.500 4.500 4.500 115 LF 40 4,600 4,600 IPRAP - CLASS -IN. CONCRETE ENDWALL EW-EA HEADER CURB & GUTTER CG 6.600 6.600 VALLEY GUTTER RAVEL BASE -IN. BIT. CONC.: TYPE B -IN. BIT. CONC.: TYPE S--IN. SUBBASE MATERIAL 44,880 20 44,880 8" WATER LINE FIRE HYDRANT ASSEMBLIES 3,500 3,500 -IN. GATE VALVES, W/VAULT, FRAME & COVER 7,200 7,200 46,080 46,080 EA 2,400 2,400 30.000 ESTIMATED TOTAL

BY SEALING THE PLANS, THE DESIGN PROFESSIONAL HEREBY CERTIFIES THAT THE FOREGOING ESTIMATE REFLECTS THE CURRENT IMPROVEMENT COSTS OF THIS PROJECT.

QUANTITY & COST ESTIMATE

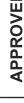
5 55,000 55,000

he accurate and correct



ENGINEERING CONCEPTS, INC.

- 94 Greenfield Street Daleville Virginia 24083 540.473.1253
- ♠ PER ROANOKE COUNTY COMMENT
 LETTER OF 4/14/21
- ♠ PER ROANOKE COUNTY COMMENT LETTER OF 7/23/21
- A PER ROANOKE COUNTY COMMENT LETTER OF 3/11/22





New Facility for Huntridge Townhomes Phase 1 Subdivision 0 Crumpacker Drive Roanoke, VA 24012

OF

SHEET