COUNTY OF ROANOKE, VA

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 C2.0 for Stormwater Site Statistics Table.
See Sheet C2.0 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.

LEWIS-GALE FSED

MAGISTERIAL DISTRICT: HOLLINS

OWNER: LEWIS-GALE MEDICAL CENTER LLC, 1423 WEST RURITAN ROAD, ROANOKE, VA 24012

DEVELOPER: LEWIS-GALE MEDICAL CENTER, 1900 ELECTRIC RD. SALEM, VA 24153, 540-776-4300

ENGINEER: CRUNK ENGINEERING, 7112 CROSSROADS BLVD. BRENTWOOD TN, 37027, 615-873-1795

TAX MAP NO(S): 050.05-01-06.00-0000

I HEREBY CERTIFY THAT I AM THE LICENSED PROFESSIONAL ENGINEER OF RECORD OF THE SITE STORM MANAGEMENT PLAN ASSOCIATED WITH THIS SITE PLAN. I HEREBY CERTIFY THAT I AGREE TO COMPLY WITH THESE REQUIREMENTS AND THE THIRTY (30) YEARS DURATION PAID STORM SHALL BE MAINTAINED IN ACCORDANCE WITH LOCAL LAW

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 (State Water Works Regulations, Section 12VAC5-590-1150, where lines cross.)

All trenches in existing or future rights-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: _____

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.

SURVEY INFORMATION

Horizontal and vertical control surveys were performed in year: 2019
By: LUMSDEN ASSOCIATES, PC

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: NAVD 88 Vertical Datum: NAVD 88
Source of topographic mapping is dated: MAY 16, 2019
Boundary was performed by: LUMSDEN ASSOCIATES, PC dated: MAY 16, 2019
Benchmark information: MONUMENT BENCHMARK 1 ELEVATION 1095.54
The professional seal and signature certifies the boundary survey and topographic mapping to be accurate and correct.

REFERENCED ZONING CASE

Ordinance #102819-2 with specified proffers below

A. The site shall be developed in substantial conformance with the Lewis-Gale FSED Rezoning Concept Plan prepared by Crunk Engineering, LLC and dated August 9, 2019, subject to any changes required by the County of Roanoke during the site plan review process.
B. The building shall be developed in substantial conformance with the architectural rendering for the Lewis-Gale Freestanding Emergency Room filed with the application subject to any changes required by the County of Roanoke during the building plan review process.
C. The applicants shall have an agreement with a private ambulance company to provide transportation for patients of the facility who require transfer to a hospital when the free-standing emergency facility is open to the public and operating.
D. No blasting will be conducted on the property during the excavation, grading and preparation of the site and the construction of the building and other improvements.

VICINITY MAP

LEGEND

Property Line — P —
Right-of-way — R/W —
Centerline — CL —
Minimum Building Line — MBL —
Existing Storm Sewer — SS —
Existing Sanitary Sewer — SS —
Existing Water Main — W —
Existing Contour — 1045 —
Proposed Contour — 1045 —
Proposed Drainage Divide
Proposed Limits of Clearing
Proposed Storm Sewer — 24" S.D. —
Proposed Sanitary Sewer — 8" S.S. —
Proposed Water Main — HYDRANT — VALVE — BLOWOFF —

SHEET LIST TABLE

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISITNG CONDITIONS
C2.0	NOTES
C3.0	INITIAL EROSION & SEDIMENT CONTROL PLAN
C3.1	INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN A
C3.2	INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN B
C3.3	FINAL EROSION & SEDIMENT CONTROL PLAN
C3.4	EROSION & SEDIMENT CONTROL DETAILS
C3.5	EROSION & SEDIMENT CONTROL DETAILS
C4.0	DEMOLITION PLAN
C5.0	SITE LAYOUT PLAN
C5.1	TURNING MOVEMENT & SIGHT DISTANCE PROFILE
C5.2	COMMERCIAL DRIVEWAY ENTRANCE
C5.3	MAINTENANCE OF TRAFFIC PLAN
C6.0	GRADING & DRAINAGE PLAN
C6.1	STORM DRAIN PROFILES
C6.2	STORM DRAIN PROFILES
C6.3	STORM DRAIN PROFILES
C7.0	UTILITY PLAN
C7.1	SANITARY PLAN & PROFILE
C7.2	WATER PLAN & PROFILE
C7.3	WATER PLAN AND PROFILE
C7.4	WATER PLAN AND PROFILE
C8.0	DETAILS
C8.1	DETAILS
C8.2	DETAILS
C8.3	DETAILS
C8.4	DETAILS
C8.5	DETAILS
C9.0	RETAINING WALL
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE NOTES
E1.0	SITE PHOTOMETRIC PLAN

QUANTITY & COST ESTIMATE

ITEM	QUANTITY	UNIT	UNIT PRICE	COST	BONDABLE
CLEARING AND GRUBBING	1.45	AC	$2,800.00	$4,060.00	
EXCAVATION	4,882	C.Y.	$27.00	$131,814.00	
EMBANKMENT	6,276	C.Y.	$15.00	$94,140.00	
SEGMENTAL RETAINING WALL	5,132	S.F.	$25.00	$203,300.00	
SINGLE CURB INLET A2,A3,A4,A6,A8,A10,A14,B1	9	EA	$3,500.00	$31,500.00	
JUNCTION BOX A1,A7	2	EA	$3,500.00	$7,000.00	
MANHOLE MH-	0	EA			
MANHOLE MH-	0	EA			
15-IN. CONCRETE PIPE, CLASS III	193	LF	$75.00	$14,475.00	
15-IN. HDPE PIPE	661	LF	$40.00	$23,240.00	
18-IN. HDPE PIPE	81	LF	$50.00	$4,050.00	
-IN. C.M. CULVERT	0	LF			
-IN. C.M. CULVERT	0	LF			
BOX CULVERT	0	LS			
PAVED SWALE	0	LF			
RIPRAP - CLASS DSO (7")	67	SY	$50.00	$3,350.00	
PERMANENT GRASS SWALE	388	LF	$40.00	$15,520.00	
15-IN. CONCRETE PIPE HEADWALL 8U,B2	2	EA	$860.00	$1,720.00	
-IN. END SECTION ES-	0	EA			
POST CURB	1,431	LF	$13.00	$18,603.00	
CURB & GUTTER	200	LF	$10.00	$3,000.00	
VALLEY GUTTER	0	EA			
GRAVEL BASE	0	TON			
GRAVEL SHOULDER	0	SY			
SURFACE TREATMENT	0	SY			
ASPHALT PAVEMENT - LIGHT DUTY	2400	SY	$65.00	$156,000.00	
ASPHALT PAVEMENT - VDOT	405	SY	$85.00	$34,425.00	
CONCRETE PAVEMENT	300	SY	$65.00	$19,500.00	
TRAFFIC BARRICADE	0	EA			
2" WATER LINE	367	LF	$50.00	$27,250.00	
6" WATER LINE	276	LF	$65.00	$27,300.00	
FIRE HYDRANT ASSEMBLIES	1	EA	$4,000.00	$4,000.00	
BLOW OFFS W/ VAULT, FRAME & COVER	0	EA			
-IN. GATE VALVES, W/ VAULT, FRAME & COVER	0	EA			
-IN. GATE VALVES, W/ VAULT, FRAME & COVER	0	EA			
8" SANITARY SEWER	200	LF	$65.00	$10,075.00	
8" SANITARY SEWER	51	LF	$110.00	$5,610.00	
STANDARD MANHOLE W/FRAME & COVER	1	EA	$3,500.00	$3,500.00	
SAMPLING MANHOLE/PORT		EA			
LANDSCAPING	1	LS	$80,600.00	$80,600.00	
AMENITIES (INCLUDING BUT NOT LIMITED TO TRAILS, ETC...)		LS			
STORMWATER MANAGEMENT	1	LS	$36,500.00	$36,500.00	
AS-BUILT PLANS (STORM SEWER SYSTEMS)	1	LS	$3,000.00	$3,000.00	
AS-BUILT PLANS (STORMWATER MANAGEMENT)	1	LS	$3,000.00	$3,000.00	
15% CONTINGENCY				$98,643	
ESTIMATED TOTAL				$1,063,075	

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

CRUNK ENGINEERING

COMMONWEALTH OF VIRGINIA
ADAM W.CRUNK
Lic. No. 0402054058
11/5/2021
PROFESSIONAL ENGINEER

APPROVED

Date Stamp

Approval Stamp

(A Steaver gave to me 11.9.21)

County Approved Plans - Use these

New Facility for
BLUE HILLS FSER
1423 WEST RURITAN RD
ROANOKE, VIRGINIA

SHEET
1
OF
33

Inspector As-Built K.Winslow 1.24.22