

GENERAL NOTES

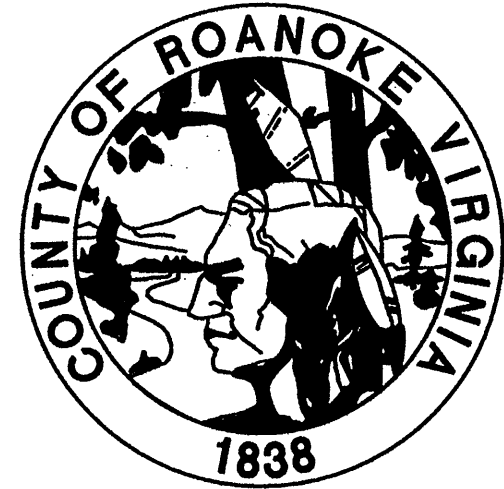
PRE-CONSTRUCTION MEETING AND CONSTRUCTION COMMENCEMENT:

- 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.
4. Please note the 2001 General Assembly revisions to Va Erosion and Sediment Control Law.
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 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.
10. The Erosion Control Permit is given to the developer at this pre-construction meeting.
11. The developer MUST contact the project inspector 24 hours before beginning any grading or construction on the property.
12. The project inspector will visit the site within 48 hours of the developer's call to ensure that all necessary erosion and sediment control measures are properly installed according to the approved plan.
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.
15. 100 year Floodway and Floodplain information shall be shown where applicable.
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.
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.
20. Plan approval in no way relieves the developer or contractors of the responsibilities contained within the erosion and sediment control 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.
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 CDR 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.
27. Standard guardrail with safety end sections may be required on fills or in areas where hazards exist as deemed necessary.
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: "Uniform Traffic Control Devices (MUTCD)"
30. All unsuitable material shall be removed from the construction limits of the roadway before placing embankment.

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. This sheet may not be modified.



County of Roanoke, VA

NOTE: THIS COST ESTIMATE TABLE IS PROVIDED FOR BONDING PURPOSES ONLY. VERIFICATION OF ALL QUANTITIES AND PRICES FOR BIDDING PURPOSES SHALL BE THE RESPONSIBILITY OF THE BIDDER.

QUANTITY & COST ESTIMATE

Table with columns: ITEM, QUANTITY, UNIT, UNIT PRICE, COST, BONDABLE. Lists various construction items like clearing, grading, culverts, manholes, pipes, and their associated costs.

I HEREBY CERTIFY THAT THE FOREGOING ESTIMATE REFLECTS THE CURRENT IMPROVEMENT COSTS OF THIS PROJECT. SIGNED: DATE:

Project information form for ST. CLAIR GARDENS. Includes fields for Name of Development, Magisterial District, Owner, Developer, Engineer, and Tax Map No(s).

WATER NOTES

All water facilities shall be installed according to the Western Virginia Water Authority 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.

Western Virginia Water Authority Availability letter number: 09-176

SEWER NOTES

All sanitary sewer facilities shall be installed according to the Western Virginia Water Authority 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.

PRIVATE UTILITIES

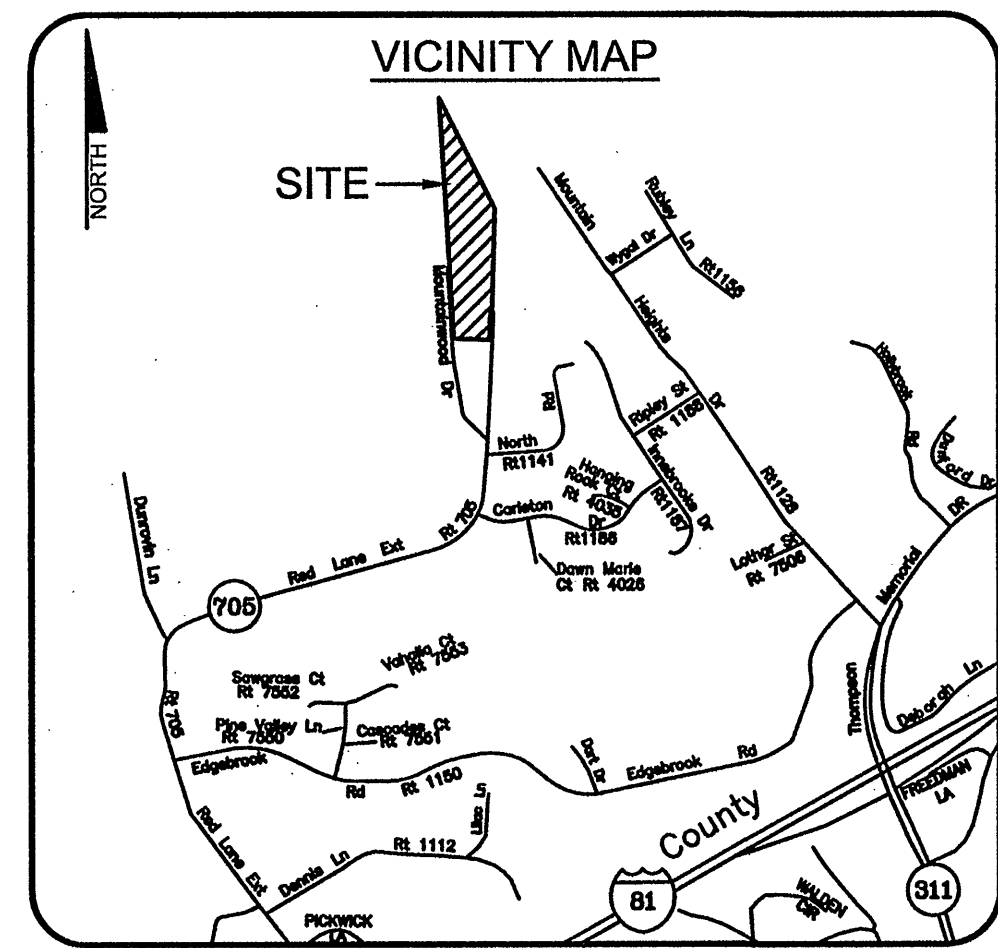
Underground utilities installed on private property or in private utility easements and building related storm drains shall be designed and installed per the current edition of the Virginia Uniform Statewide Building Code.

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SURVEY INFORMATION

Horizontal and vertical control surveys were performed in year: 2009 By: BALZER AND ASSOCIATES, INC. Vertical elevations are referenced to the National Geodetic Vertical Datum of 1988. Source of topographic mapping is: ROANOKE COUNTY G.I.S. dated: 1992 Boundary was performed by: BALZER AND ASSOCIATES, INC. dated: 2009



LEGEND

- Property Line
Right-of-way
Centerline
Minimum Building Line
Existing Storm Sewer
Existing Sanitary Sewer
Existing Water Main
Existing Contour
Proposed Contour
Proposed Drainage Divide
Proposed Limits of Clearing
Proposed Storm Sewer
Proposed Sanitary Sewer
Proposed Water Main
TO BE REMOVED



REFLECTING TOMORROW www.balzer.cc PLANNERS ARCHITECTS ENGINEERS SURVEYORS

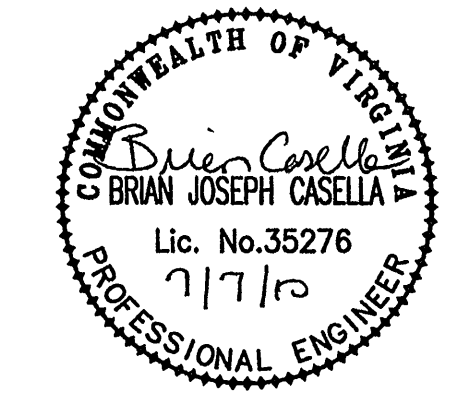
1208 Corporate Circle Roanoke, Virginia 24018 Phone: 540/772-9580 FAX: 540/772-8050

15671 City View Drive Suite 200 Midlothian, Virginia 23113 Phone: 804/794-0571 FAX: 804/794-2635

448 Peppers Ferry Road Christiansburg, Virginia 24073 Phone: 540/381-4290 FAX: 540/381-4291

1561 Commerce Road Suite 401 Verona, Virginia 24482 Phone: 540/248-3220 FAX: 540/248-3221

DRAWN BY: CPB DESIGNED BY: CPB CHECKED BY: BJC DATE: 01-08-10 REVISIONS: 03-25-10 04-30-10 05-27-10 07-07-10



Approved St. Clair Gardens Subdivision (Former Red Lane Ext.) SB-1000165

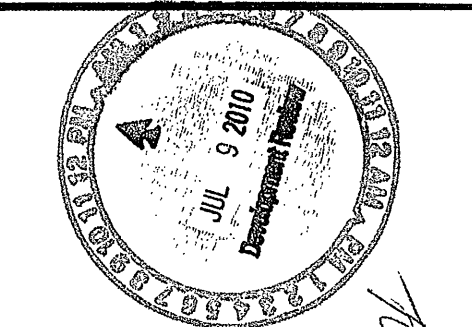


Table with columns: Department, Date, and initials for various roles including Development Review, Engineering, and Planning & Zoning.

ST. CLAIR GARDENS 1946 Red Lane Extension County of Roanoke, Virginia

I AM CERTIFIED BY THE STATE OF VIRGINIA AS A RESPONSIBLE LAND DISTURBER. I SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PLAN AS SHOWN. REGISTERED LAND DISTURBER

SHEET No.:

C-1

JOB No.: R0900098.00