## **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.
- 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.
- 14 past must be approved and recorded prior to the pre-construction meeting.
  3. Once all required items are submitted to the Country 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 needs to be scheduled. The pre-construction meeting will be scheduled with the owner/developer two (2) working days later.
- be scheduled with the owner/developer ton (2) working days later.

  A. All and datularly procise that require approval of an encoision and sediment control plan, grading or cleaning permit shall require that the applicant provide the name of an individual who the responsible for that disturbing activities and that the individual hold a Responsible Land Datularle (RLD) Certificate from the Department of the information (Land Castro) and the control of the Certificate from the Certificate (RLD) Certificate (RLD) Certificate from the Certificate (RLD) Certificate (
- 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.
- 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.
- The Erosion Control Permit or Combined Erosion Control & VSMP Permit is given to the developer at this pre-construction meeting.
- the developer at this pre-construction meeting.

  Notify the County of Roanke 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.
- County inspectors must inspect storm drain / stormwater management / BMP installations during the process of installation. Please contact the site inspector 24 hours in advance.
- 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": 18-00-552-7010 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.
- The Department of Community Development shall be notified when a spring is encountered during construction.
- 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
- 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:

- Plan approval by Roanoke County does not guarantee issuance of any permits by the Virginia Department of Transportation.
- A permit must be obtained from the Virginia Department of Transportation, Salem Residency Office prior to construction in the highway right-of-way.
- Residency Office prior to construction in the highway right-of-way.

  26. The preliminary parwented designs bould be based on a preclided sub-grade CBR value of 7.0 and with a Resiliency Factor (RF) of 2.0 as shown in Appendix of the 2000 Virginia Department of Transportation Parwenter Design Guide for Sub-division and Control of the Properties of the P
- Companion before a least race is applied.

  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.
- 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 unsuitable material shall be removed from the construction limits of the roadway before placing embankment.

See Sheet <u>C9</u> for Stormwater Site Statistics Table. See Sheet <u>C9</u> for New BMP Information Table.

The notes on this sheet shall not be modified



# COUNTY OF ROANOKE, VA

DROP INLET DI-

NAME OF DEVELOPMENT THE VILLAGE GR	REEN PHASE III	I. OWNER/DEVELOPER, AM AWARE OF THE SITE DESIGN REQUIREMENTS IMPOSED BY THIS SITE DEVELOPMENT PLAN AND OTHER APPLICABLE ROANCKE COUNTY CODES.
MAGISTERIAL DISTRICT(S) HOLLINS		I HEREBY CERTIFY THAT I AGREE TO COMPLY WITH THESE REQUIREMENTS AND THE THIRTY (30) POINTS SHOWN ON THIS COVER SHEET UNLESS MODIFIED IN ACCORDANCE WITH LOCAL LAW.
OWNER (name, address, telephone)  LAND DEVELOPMENT P.O. BOX 20886 ROANOKE, VIRGINIA	,	
LAND DEVELOPMENT DEVELOPER (name, address, telephone) P.O. BOX 20886 ROANOKE, VIRGINIA		* , * * * * * * * * * * * * * * * * * *
ENGINEER. ARCHITECT OR SURVEYOR (name, address, telephone)	BALZER AND ASSOCIATES, INC. ATTN: 0 1208 CORPORATE CIRCLE ROANOKE, VA 24018 540-772	CHRIS BURNS, P.E. 2-9580 FAX 540-772-8050

#### 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.

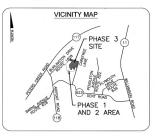
All existing utilities may not be shown in their exact location.

All trenches in existing or future highway right-of-ways shall be compacted according to Virginia Department of Transportation

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: 09-174



	LEGEND
Property Line	
Right-of-way	
Centerline	
Minimum Building Line	MÐL
Existing Storm Sewer	48"RCP 48"RCP
Existing Sanitary Sewer	8" SW
Existing Water Main	
Existing Contour	1155
Proposed Contour	<del></del>
Proposed Drainage Divide	
Proposed Limits of Clearing	
Proposed Storm Sewer	
Proposed Sanitary Sewer	——8" SS————
Proposed Water Main	8" W
To Be Removed	TRP

#### SEWER NOTES

A minimum cover of three (3) feet is required over proposed lines.

#### PRIVATE UTILITIES

C1	COVER SHEET	
C2	OVERALL SUBDIVISION PLAN	
C3	LAYOUT PLAN	
C4	UTILITY & LANDSCAPE PLAN	
C5	EASEMENT PLAN	
C6	GRADING PLAN	
C7	PHASE I ESC PLAN	
C8	PHASE II ESC PLAN	
C9	ESC NOTES	
C10	ESC DETAILS	
C11	ROAD PROFILES & DETAILS	
C12	ROAD PROFILES & DETAILS	
C13	STORM PROFILES	
C14	STORM PROFILES	
C15	WESTERN VIRGINIA REGIONAL DETAILS	
C16	WESTERN VIRGINIA REGIONAL DETAILS	
	Sheet Index	

## CLIDVEY INCODMATION

	ental and vertical control surveys were performed in year: 2005 & 2018
Ву:	PIERSON ENGINEERING & SURVEYING, AND BALZER AND ASSOCIATES, INC.
	tical elevations must be referenced to the National Geodetic Vertical Datum of 1929 or 1988 izontal elevations must be referenced to the North American Datum of 1927 or 1983.
Horiza	ontal Datum: VA_STATE_PLANE_NAD83 Vertical Datum: NAVD88
Sourc	e of topographic mapping is dated MARCH, 2018
Bouni	fary was performed by PIERSON ENGINEERING & SURVEYING dated: AUGUST, 2005
Rend	mark Information: IRON PIN AT PROPERTY CORNER

All sanitary sewer facilities shall be installed according to the Western Virginia Regional Design and Construction Standards. (Latest Edition).

Contractor shall be responsible for locating and uncovering all manholes after paving. Manhole tops shall be adjusted to grade if necessary.

Lines shall be staked prior to construction.

Underground utilities installed on private property or in private utility essements and building related storm drains shall be designed and installed per the current and private private private in the private utilities and private utilities are requirements saved by the Western Virginia Walter Authority that ment of exceet the USBC requirements are acceptable for private utilities. All private utilities are to be permitted through and inspected by the Rosnotec County inspections Office

MANHOLE MH-2	2	(1)	EACH	\$1,000.00	\$2,000.00	(\$1,000.0
12" TYPE S HDPE PIPE	175	150	LIN. FT.	\$20.00	\$3,500.00	\$3,000.0
15" TYPE S HDPE PIPE	1,340	100	LIN. FT.	\$25.00	\$33,500.00	\$2,500.0
18" TYPE S HDPE PIPE	420	(330)	UN. FT.	\$30.00	\$12,600.00	(\$9,900.0
24" TYPE S HDPE PIPE	300	(111)	UN. FT.	\$40,00	\$12,000.00	
NYLOPLAST INLET/CLEANOUT		8	EACH	\$500.00		\$4,000.0
8" TYPE S HDPE PIPE		230	UN. FT.	\$15.00		\$3,450.0
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	-					_
BOX CULVERT	-		LUMP SUM			-
BOX COLVERT	-		LUMP SUM			-
PAVED DITCH	-	_	LIN. FT.			-
PAVED DITCH	-	-	LIN. FT.			_
RIPRAP - CLASS	-	_	S.F.			-
RIPRAP - CLASS	-	_	S.F.			_
	-					-
SODDED SWALE	_	_	S.Y.	_		-
	-					-
-IN. CONCRETE ENDWALL EW-	-		EACH			_
<u> </u>						
	-					
PAVEMENT (INCLUDING SUB-BASE)	4,660	940	S.Y.	\$20.00	\$93,200.00	\$18,800.
ROLLTOP CURB & GUTTER	3,350	400	LIN. FT.	\$15.00	\$50,250.00	\$6,000
GRAVEL SHOULDER			S.Y.			
SURFACE TREATMENT			S.Y.			
-IN. BIT. CONC.: TYPE B-			S.Y.			
-IN. BIT. CONC.: TYPE S-			S.Y.			
-IN. BASE MATERIAL			C.Y.			
-IN. SUBBASE MATERIAL			C.Y.			
8" PVC WATERLINE	1,650		LIN. FT.	\$40.00	\$66,000.00	
FIRE HYDRANT ASSEMBLIES	2		EACH	\$3,500.00	\$7,000.00	
BLOW OFFS W/VAULT, FRAME & COVER	3		EACH	\$1,200.00	\$3,600.00	
8 -IN. GATE VALVE, W/VAULT, FRAME & COVER	7		EACH	\$1,200.00	\$8,400.00	
SINGLE RESIDENTIAL WATER SERVICE	10	(1)	EACH	\$1,500.00	\$15,000.00	(\$1,500.0
DOUBLE RESIDENTIAL WATER SERVICE	23	(7)	EACH	\$2,000.00	\$46,000.00	(\$14,000.0
WATER VAULT		1	EACH	\$8,500.00		\$8,500
SANITARY SEWER MANHOLE	7	(2)	EACH	\$3,000.00	\$21,000.00	(\$8,000.0
8" PVC SANITARY SEWER MAIN	1,330	(200)	LIN. FT.	\$50.00	\$66,500.00	(\$10,000.0
SINGLE SANITARY SEWER LATERAL	24	(3)	EACH	\$1,500.00	\$36,000.00	(\$4,500.0
DOUBLE SANITARY SEWER LATERAL	16	(6)	EACH	\$2,000.00	\$32,000.00	(\$12,000.0
LANDSCAPE TREES		14	EACH	\$50.00		\$700.
			LAU.	***************************************		*/00/
AS-BUILT PLANS - STORM SEWER	1		LUMP SUM	\$2,000.00	\$2,000.00	
aug zazu						
SUB-TOTAL						\$612,650.
PLAN REVISION #1 ADJUSTMENT						(\$16,450.0
10% CONTINGENCY						\$596,200.
						\$59,620.
10% CONTINGENCY ESTIMATED TOTAL						\$655,820.0

**QUANTITY & COST ESTIMATE** 

6 (3) EACH \$1,000.00

QUANTITY REV. (PR #1) UNIT UNIT PRICE BONDABLE REV. (PR #1)

ACRES \$1,000.00 \$7,300.00 C.Y. \$3.00 \$60,000.00

\$1,200.00

\$4,800.00



www.balzer.cc

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

Midiothian, Virginia 23113 Phone: 804/794-0571 FAX: 804/794-2835

DESIGNED BY: CPB CHECKED BY: BTC DATE: 1/5/2018 REVISIONS:



CHRISTOPHER P. BURNS

1/2/20

REVISION

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