

GRADING NOTES:

1. PRIOR TO BEGINNING EARTHWORK OPERATIONS, THE CONTRACTOR SHALL EMPLOY A QUALIFIED, PROFESSIONAL GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF VIRGINIA, AS A RESULT OF ONSITE TESTING, THE GEOTECHNICAL ENGINEER SHALL MAKE RECOMMENDATIONS REGARDING THE ONSITE PLACEMENT OF FILL MATERIAL AND PROPER COMPACTION METHODS. NO WARRANTIES ARE MADE BY THE OWNER OR ENGINEER FOR ANY SUBSURFACE CONDITIONS ON THE PROPERTY.

2. FILL SHALL BE PLACED ONLY ON FIRM SUBGRADES APPROVED BY THE GEOTECHNICAL ENGINEER. SUBGRADES SHALL BE SCARIFIED TO A DEPTH OF 4 INCHES PRIOR TO FILL PLACEMENT TO ASSURE BONDING BETWEEN THE TWO SOILS. ALL FILL AREAS SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% DRY DENSITY (ASTM D698), UNLESS NOTED OTHERWISE. THE COMPACTION SHALL BE ACCOMPLISHED BY PLACING FILL IN 6 TO 8 INCH LIFTS AND MECHANICALLY COMPACTING EACH LIFT TO THE REQUIRED DENSITY. THE GEOTECHNICAL ENGINEER SHALL PERFORM FIELD DENSITY TEST ON EACH LIFT OR AS NECESSARY TO ASCERTAIN THAT ADEQUATE COMPACTION HAS BEEN ACHIEVED. CALIFORNIA BEARING RATIO TESTS SHALL BE PERFORMED IN MATERIAL PROPOSED FOR USE BENEATH PAVEMENT WHETHER CUT OR FILL. THE UPPER 2 FEET OF MATERIAL BELOW STRUCTURES SHALL BE COMPACTED TO 98% DRY DENSITY (ASTM D698).

3. CLEAR SITE WITHIN LIMITS OF GRADING WORK. DO NOT DISTURB AREAS OUTSIDE OF GRADING LIMITS OR PROPERTY BOUNDARY.

4. REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS AS REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN A MANNER AND LOCATION ACCEPTABLE TO THE GOVERNING AUTHORITY. REMOVE TREES AND OTHER VEGETATION, INCLUDING STUMPS AND ROOTS, COMPLETELY IN AREAS REQUIRED FOR SUBSEQUENT SEEDING. CUT OFF TREES AND STUMPS IN AREAS TO RECEIVE FILL MORE THAN THREE FEET IN DEPTH TO WITHIN EIGHT INCHES OF THE ORIGINAL GROUND SURFACE.

5. BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AND OPERATE WARNING LIGHTS AS RECOMMENDED BY AUTHORITIES HAVING JURISDICTION.

6. EXCAVATION FOR STRUCTURES:

- A. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN WITHIN A TOLERANCE OF PLUS OR MINUS 0.10 FOOT.
- B. PROVIDE TRUE AND STRAIGHT FOOTING EXCAVATIONS WITH UNIFORM LEVEL BOTTOMS OF THE WIDTH INDICATED TO ENSURE PROPER PLACEMENT AND COVER OF ALL REINFORCEMENT.
- C. REMOVE ALL LOOSE MATERIALS FROM THE EXCAVATION PRIOR TO PLACEMENT OF CONCRETE.
- D. PROVIDE A MINIMUM OF 2'-0" FROM THE FINISHED GRADE TO TOP OF ALL EXTERIOR WALL FOOTINGS.
- E. FOOTINGS WHICH SUPPORT CONCRETE MASONRY UNITS MAY BE STEPPED PROVIDED THE VERTICAL STEP DOES NOT EXCEED ONE HALF OF THE HORIZONTAL DISTANCE BETWEEN STEPS AND HORIZONTAL DISTANCE BETWEEN STEPS IS NOT LESS THAN TWO FEET.
- F. IF ROCK IS ENCOUNTERED IN A FOOTING EXCAVATION, UNDERCUT IT A MINIMUM OF 12" BELOW THE BOTTOM OF THE FOOTINGS AND FILL THE RESULTING OVER-EXCAVATION WITH CONTROLLED FILL.

7. CUT SURFACE UNDER PAVEMENTS TO COMPLY WITH CROSS SECTIONS, ELEVATIONS, AND GRADES AS INDICATED.

8. EXCAVATE TRENCHES TO UNIFORM WIDTH CONFORMING TO VDOT STANDARD PB-1 FOR STORM DRAINAGE PIPING AND UB-1 FOR SANITARY SEWER AND WATER. BACKFILL TRENCHES WITH CONTROLLED FILL.

9. PREVENT SURFACE WATER AND SUBSURFACE OR GROUND WATER FROM FLOWING INTO EXCAVATIONS AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAIN WATER TO COLLECTING OR RUNOFF AREAS. ESTABLISH AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DITCHES.

10. PROTECT EXCAVATED BOTTOMS OF ALL FOOTINGS AND TRENCHES AGAINST FREEZING WHEN ATMOSPHERIC TEMPERATURE IS LESS THAN 35 F (1 C).

11. BACKFILLING:

- A. COMPACT THE BACKFILL AROUND THE OUTSIDE OF BUILDING TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D 698 STANDARD PROCTOR. DO NOT ALLOW HEAVY COMPACTION EQUIPMENT SUCH AS ROLLERS, ETC., CLOSER TO ANY FOOTING THAN THE HORIZONTAL DISTANCE SUBTENDED BY A 45 ANGLE WITH THE TOP EDGE OF THE FOOTINGS AND THE SURFACE OF THE GROUND.
- B. BACKFILL BEHIND WALLS AFTER PERMANENT CONSTRUCTION WHICH BRACES THE WALL IS IN PLACE OR TEMPORARY BRACING OF THE WALL IS PROPERLY INSTALLED, AND AFTER ACCEPTANCE OF CONSTRUCTION BELOW FINISH GRADE INCLUDING DAMP-PROOFING, REMOVAL OF CONCRETE FORMWORK, AND REMOVAL OF TRASH AND DEBRIS.

12. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING INCLUDING ADJACENT TRANSITION AREAS. SMOOTH FINISHED SURFACES WITHIN SPECIFIED TOLERANCES, COMPACT WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. GRADE AREAS ADJACENT TO BUILDING LINES TO DRAIN AWAY FROM STRUCTURES TO PREVENT PONDING.

13. FINISH LAWN AREAS TO WITHIN ONE INCH ABOVE OR BELOW REQUIRED SUBGRADE ELEVATIONS. SHAPE SURFACE UNDER WALKS AND PAVEMENTS TO LINE, GRADE, AND CROSS SECTION, WITH NOT MORE THAN 1/2" ABOVE OR BELOW REQUIRED SUBGRADE ELEVATION.

14. GRADE SURFACE UNDER BUILDING SLABS SMOOTH AND EVEN, FREE OF VOIDS. PROVIDE FINAL GRADES WITHIN 1/2" OF THOSE INDICATED WHEN TESTED WITH A 10' STRAIGHT EDGE.

15. PROTECT GRADED AREAS FROM TRAFFIC AND EROSION. REPAIR AREAS WHICH HAVE SETTLED, ERODED, OR BECOME DAMAGED DUE TO CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO OWNER.

16. UNDER FOUNDATIONS, SIDEWALKS, AND PAVEMENTS COMPACT EACH LAYER TO 95% MAXIMUM DRY DENSITY ASTM D 698 (STANDARD PROCTOR). FOR FURTHER SUPPORT COMPACT 2 FEET BELOW STRUCTURES TO 98% MAXIMUM DRY DENSITY ASTM D 698 (STANDARD PROCTOR).

17. UNDER LAWN OR UNPAVED AREAS, COMPACT SUBGRADE AND EACH LAYER TO 90% MAXIMUM DRY DENSITY ASTM D 698 (STANDARD PROCTOR).

18. ALL SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE CAPPED AND PIPED TO THE NEAREST STORM SEWER SYSTEM OR NATURAL WATERCOURSE. THE PIPE SHALL BE A MINIMUM OF 6" DIAMETER AND CONFORM TO V.D.O.T. STANDARD SB-1.

GENERAL SITE NOTES:

1. TOPOGRAPHIC INFORMATION FROM FIELD RUN TOPOGRAPHY BY ENGINEERING CONCEPTS IN JUNE 2011.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS.

3. 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.

4. SITE CONDITIONS MAY NECESSITATE SLIGHT DEVIATIONS IN ALIGNMENT, GRADE, AND/OR LOCATION OF NEW FACILITIES FROM THE PLAN ALIGNMENT, GRADE, AND/OR LOCATION. THE CONTRACTOR SHALL CONSTRUCT THE NEW FACILITIES TO SUCH DEVIATIONS AS DIRECTED BY THE ENGINEER WITHOUT ADDITIONAL COST OR FINE TO THE OWNER. SHOULD PLAN DEVIATIONS BE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO UNDER TAKING ANY REVISION.

5. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CURRENT BOCA AND/OR STATE AND LOCAL BUILDING CODES AS WELL AS THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND ALL APPLICABLE STATE AND FEDERAL OSHA REGULATIONS.

6. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION AREA IN A SAFE AND ACCEPTABLE MANNER AND SHALL BE RESPONSIBLE FOR REMEDIATING ANY DAMAGES RESULTING FROM HIS FAILURE TO DO SO.

7. THE CONTRACTOR SHALL MAINTAIN LIMITS OF CONSTRUCTION WITHIN THE PROPERTY BOUNDARIES OR EASEMENTS AS INDICATED.

8. AN APPROVED SET OF PLANS SHALL BE KEPT ON THE SITE AT ALL TIMES.

9. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED IN CONFORMANCE WITH THE VIRGINIA LITTER CONTROL ACT AND DISPOSED OF IN A MANNER AND LOCATION ACCEPTABLE TO THE GOVERNING JURISDICTION. AT LEAST ONE TRASH RECEPTACLE SHALL BE ONSITE DURING CONSTRUCTION.

10. TEMPORARY TOILETS SHALL BE PROVIDED ONSITE AT A RATIO OF ONE TOILET PER 30 WORKERS DURING THE CONSTRUCTION PERIOD.

11. GRADE STAKES SHALL BE SET FOR CURB & GUTTER, WATER LINES, SANITARY SEWER AND STORM SEWER.

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. CONSTRUCTION AND START-UP OF ALL WORK SHALL NOT INTERFERE WITH THE OPERATION OF WATER AND SEWERAGE FACILITIES. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK WITH THE OWNERS AS REQUIRED.

15. MINIMUM COVER ON ALL PIPE SHALL BE 3.0 FEET, UNLESS OTHERWISE SPECIFICALLY INDICATED ON THESE DRAWINGS. ALL PIPE SHALL BE INSTALLED WITH COATED TRACER WIRE TO FACILITATE FUTURE LOCATION OF PIPE AFTER CONSTRUCTION IS COMPLETED.

16. WHERE IT IS NECESSARY TO DEFLECT PIPE EITHER HORIZONTALLY OR VERTICALLY, PIPE JOINT DEFLECTION OR BARREL BEND RADIUS SHALL NOT EXCEED 75% OF THE MANUFACTURER'S RECOMMENDED DEFLECTION ANGLE OR BEND RADIUS.

17. ALL PIPING SHALL BE PROPERLY SUPPORTED. ALL PIPING WHICH WILL BE PRESSURIZED DURING OPERATION SHALL BE PROPERLY RESTRAINED.

18. ALL HDPE PIPE SHALL CONFORM TO THE CURRENT VDOT SPECIFICATIONS AND BE BEDDED IN ACCORDANCE WITH THE CURRENT VDOT STANDARDS.

19. CONSTRUCTION TRAFFIC SHALL USE THE CONSTRUCTION ENTRANCE.

GENERAL UTILITY NOTES:

1. VERIFY LOCATION, SIZE, AND ELEVATION FOR ALL UTILITIES IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION, SIZE, OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON PLAN.

2. PROVIDE CONSTRUCTION METHODS AND MATERIALS IN ACCORDANCE WITH THE COMMONWEALTH OF VIRGINIA SEWAGE AND WATERWORKS REGULATIONS AND BOTETOURT COUNTY, VIRGINIA REGULATIONS WHERE APPLICABLE.

3. A MINIMUM OF THREE (3.0) FEET OF COVER IS REQUIRED OVER PROPOSED WATER AND SEWER LINES.

4. ALL EXISTING UTILITIES MAY NOT BE SHOWN IN EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH THE STATE WATERWORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.

5. ALL LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

6. REFER TO DETAIL SHEETS FOR BEDDING DETAILS. AFTER THE PIPE HAS BEEN PLACED IN THE TRENCH, THE TRENCH SHALL BE BACKFILLED WITH SELECT MATERIAL AND THOROUGHLY COMPACTED PER SPECIFICATIONS.

7. ALL WATER MAINS SHALL BE PROPERLY RESTRAINED WITH MECHANICALLY RESTRAINED JOINTS OR APPROVED ALTERNATIVE.

8. ALL WATER MAINS SHALL BE TESTED IN ACCORDANCE WITH BOTETOURT COUNTY STANDARDS. COORDINATE INSPECTIONS FOR TESTING WITH BOTETOURT COUNTY.

9. ALL WATER PIPE TO BE DUCTILE IRON PIPE, PRESSURE CLASS 350, MINIMUM IN ACCORDANCE WITH AWWA C151.

10. PROPOSED STORM DRAINS TO BE FLUSHED PRIOR TO REMOVING SEDIMENT TRAPPING MEASURES.

BOTETOURT COUNTY EROSION AND SEDIMENT CONTROL NOTES NOTES

ES-1: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION, AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.

ES-2: THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE ONSITE PRECONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.

ES-3: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.

ES-4: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN & NARRATIVE, AS WELL AS A COPY OF THE LAND DISTURBING PERMIT, SHALL BE MAINTAINED ON THE SITE AT ALL TIMES. THE EROSION AND SEDIMENT CONTROL ADMINISTRATOR WILL DELIVER THESE MATERIALS AT THE ONSITE PRECONSTRUCTION CONFERENCE.

ES-5: PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.

ES-6: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.

ES-7: ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING THE LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.

ES-8: DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.

ES-9: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY. AN INSPECTION REPORT MUST BE FILED WITH THE BOTETOURT COUNTY EROSION & SEDIMENT CONTROL ADMINISTRATOR ONCE EVERY TWO WEEKS, BEGINNING WITH COMMENCEMENT OF THE LAND DISTURBING ACTIVITY, AND WITHIN 48 HOURS OF ANY RUNOFF-PRODUCING RAINFALL EVENT. FAILURE TO SUBMIT A REPORT WILL BE GROUNDS FOR IMMEDIATE REVOCATION OF THE LAND DISTURBING PERMIT. REPORTS MUST BE POSTMARKED WITHIN 24 HOURS OF THE DEADLINE. A STANDARD INSPECTION REPORT FORM WILL BE SUPPLIED, WHICH SHOULD BE COPIED AS NECESSARY. THIS PROVISION IN NO WAY WAIVES THE RIGHT OF BOTETOURT COUNTY PERSONNEL TO CONDUCT SITE INSPECTIONS, NOR DOES IT DENY THE RIGHT OF THE PERMITTEE(S) TO ACCOMPANY THE INSPECTOR(S).

VDOT NOTES

1. QUALITY CONTROL

- ALL WORK DONE IN THE PROPOSED, OR EXISTING RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO STREET GRADING, STREET PAVING AND ALL CONSTRUCTION OF ALL STRUCTURAL COMPONENTS, SHALL BE DONE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS. ALL MATERIALS USED SHALL BE TESTED IN ACCORDANCE WITH VDOT STANDARD POLICIES. THE DEVELOPER SHALL CONTACT THE OFFICE OF THE RESIDENT ENGINEER, PRIOR TO BEGINNING CONSTRUCTION WITHIN THE PROPOSED OR EXISTING RIGHT OF WAY. AT THAT TIME, THE RESIDENT ENGINEER SHALL PREPARE AN INSPECTION AND TESTING SCHEDULE.

- THE DEVELOPER WILL PRODUCE TEST REPORTS FROM APPROVED INDEPENDENT LABORATORIES AT THE DEVELOPER'S EXPENSE.

2. UTILITIES

- ALL NECESSARY LATERALS ALONG WITH PROVISIONS FOR CONDUITS (I.E. WATER, SEWER, STORM, GAS AND TELEPHONE) WILL BE CONSTRUCTED PRIOR TO PAVEMENT BASE MATERIAL.

- GAS OR PETROLEUM TRANSMISSION LINES WILL NOT BE PERMITTED WITHIN THE PAVEMENT OR SHOULDER ELEMENT (BACK OF CURB TO BACK OF CURB) OF THIS DEVELOPMENT.SERVICE LATERALS CROSSING AND PIPE LINES LOCATED OUTSIDE THE PAVEMENT BUT INSIDE THE RIGHT OF WAY WILL BE CONSTRUCTED IN CONFORMITY WITH ASA.B.31.8 SPECIFICATIONS AND SAFETY REGULATIONS. DISTRIBUTION LINES WITH PRESSURES LESS THAN 120 LBS. ARE UNAFFECTED BY THE ABOVE.

- 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 COMPANY FOR PLACEMENT OF POWER, TELEPHONE, WATER, SEWER, ETC., SHALL BE RELEASED PRIOR TO ACCEPTANCE.

3. PRIVATE ENTRANCES

- ENTRANCES CONNECTING TO ROADS WITHOUT CURB AND GUTTER SHALL CONFORM TO THE PAVEMENT, SHOULDER AND SLOPE.

- PERMITS WILL BE REQUIRED FOR ALL PRIVATE ENTRANCES CONSTRUCTED ON STREETS RIGHTS OF WAY AFTER ACCEPTANCE INTO THE SECONDARY HIGHWAY SYSTEM.

4. EROSION CONTROL AND LANDSCAPING

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

- THE ENTIRE CONSTRUCTION AREA INCLUDING DITCHES, CHANNELS, BACK OF CURBS AND/OR PAVEMENT SHALL BE BACKFILLED AND SEEDED 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. ENTRANCE PAVEMENT RADIUS

- MINIMUM PAVEMENT RADIUS OF 12.5 FEET REQUIRED AT ENTRANCE.

6. CONNECTIONS TO STATE-MAINTAINED ROADS

- 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. HIS IS NECESSARY IN ORDER THAT THE PREVAILING CONDITIONS BE TAKEN INTO CONSIDERATION REGARDING SAFETY ACCOMPANIMENTS SUCH AS TURNING LANES.

7. GUARDRAILS

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

- WHERE GUARDRAILS ARE TO BE INSTALLED THE SHOULDER WIDTH SHALL BE INCREASED IN ACCORDANCE WITH VDOT ROAD AND BRIDGE STANDARDS.

8. STORM DRAINAGE

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

- DITCH SLOPES ARE TO BE FOUR TO ONE (4:1) FOR SHOULDER WIDTHS OF SIX FEET (6') OR GREATER AND THREE TO ONE (3:1) FOR SHOULDER WIDTHS OF FOUR FEET (4') OR FIVE FEET (5'), UNLESS OTHERWISE SPECIFIED IN THE PLANS.

9. ENTRANCE PERMIT

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

10. INSPECTION

- AN INSPECTOR WILL NOT BE FURNISHED EXCEPT FOR PERIODIC PROGRESS INSPECTIONS, THE ABOVE MENTIONED FIELD REVIEWS, AND CHECKING FOR 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.

11. STREET MAINTENANCE

- THE STREETS SHALL 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.

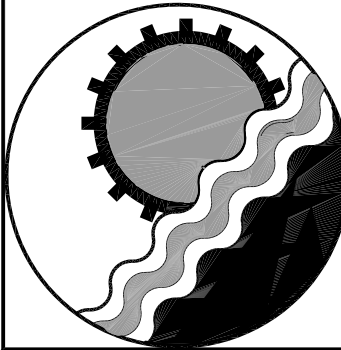
12. UNDERGROUND UTILITIES

- 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 PLANS. 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.

13. REVISIONS OF SPECIFICATIONS AND STANDARDS

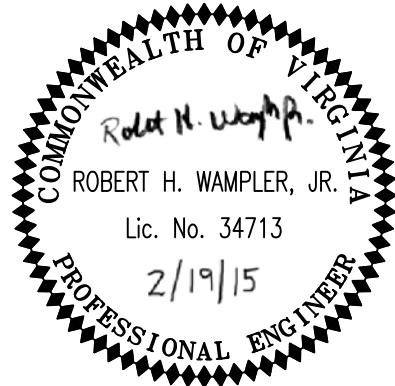
- APPROVAL OF THESE PLANS WILL BE BASED ON SPECIFICATIONS AND STANDARDS IN EFFECT AT THE TIME OF APPROVAL AND WILL BE SUBJECT, UNTIL COMPLETION OF THE ROADWAY AND ACCEPTANCE BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION, TO FUTURE REVISIONS OF THE SPECIFICATIONS AND STANDARDS.

14. THE PRELIMINARY PAVEMENT DESIGNS SHOWN ARE BASED ON A PREDICTED SUB-GRADE CBR VALUE OF 4.0 AND WITH A RESILIENCY FACTOR (RF) OF 1.5 AS SHOWN IN APPENDIX 1 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 DESIGN 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 SURFACE IS APPLIED.



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Drawn	MSMj	GENERAL NOTES TOWN CENTER ST. & TOWN BLVD.	SCALE: NONE
Designed	RHW		DATE: Feb. 19, 2015
Checked	RHW	DALEVILLE TOWN CENTER BOTETOURT COUNTY – VIRGINIA	PROJECT: 13140
Approved	RHW		C-2