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# DTC MULTIFAMILY DEVELOPMENT PHASE 3

## DALEVILLE TOWN CENTER BOTETOURT COUNTY, VIRGINIA

LIMITS OF DISTURBANCE = 2.6 ACRES

### PROPERTY OWNER IDENTIFICATION

1. PROPERTY OWNER:  
DTC APARTMENTS, LLC  
90 TOWN CENTER STREET.  
DALEVILLE, VIRGINIA 24083  
540-774-4415

2. SUBMITTING ENGINEER:  
ENGINEERING CONCEPTS, INC.  
94 GREENFIELD STREET  
DALEVILLE, VIRGINIA 24083  
PHONE: (540) 473-1253  
BOBBY WAMPLER

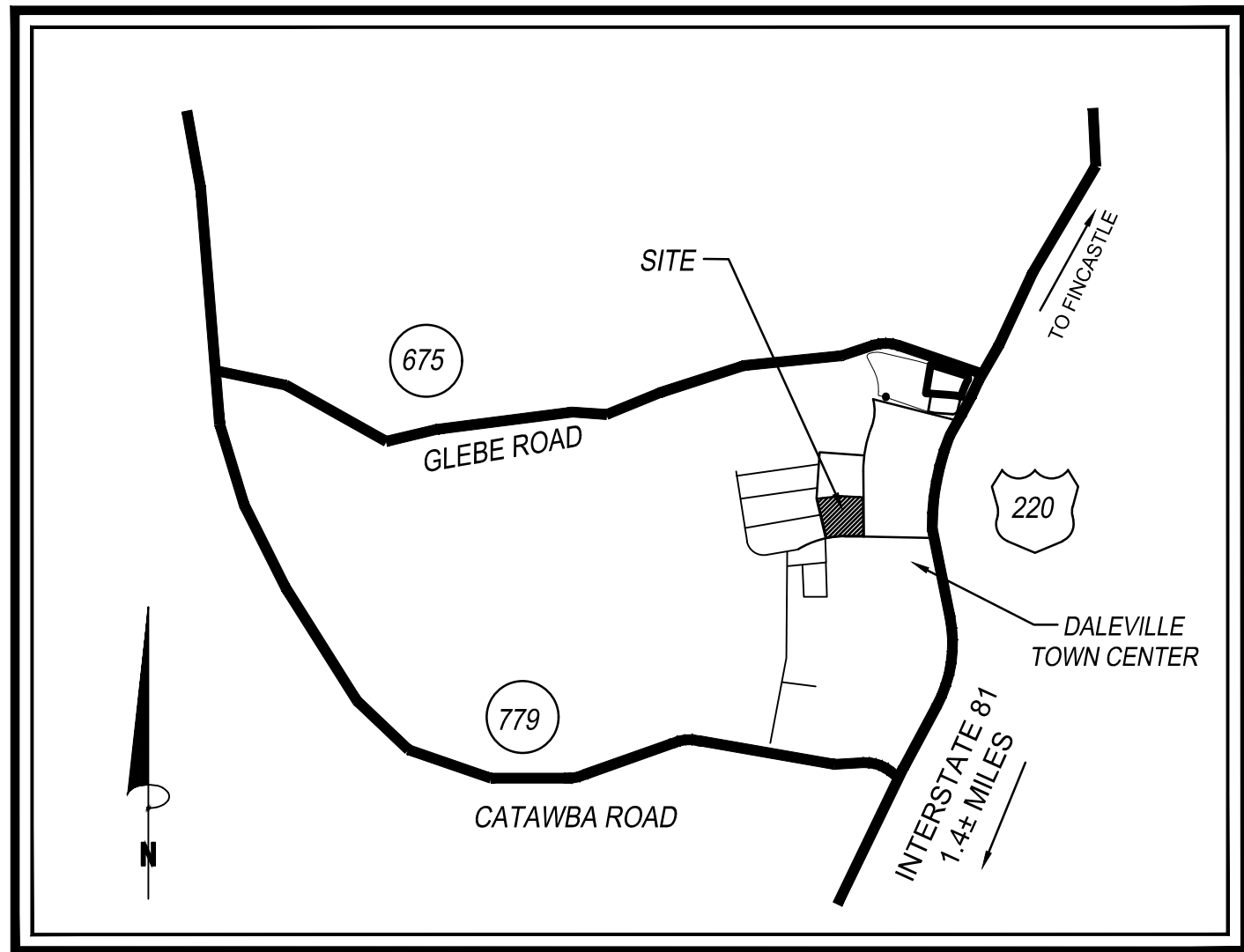
## ABBREVIATIONS

(LIST OF ABBREVIATIONS: MAY OR MAY NOT BE USED IN PLAN SET)

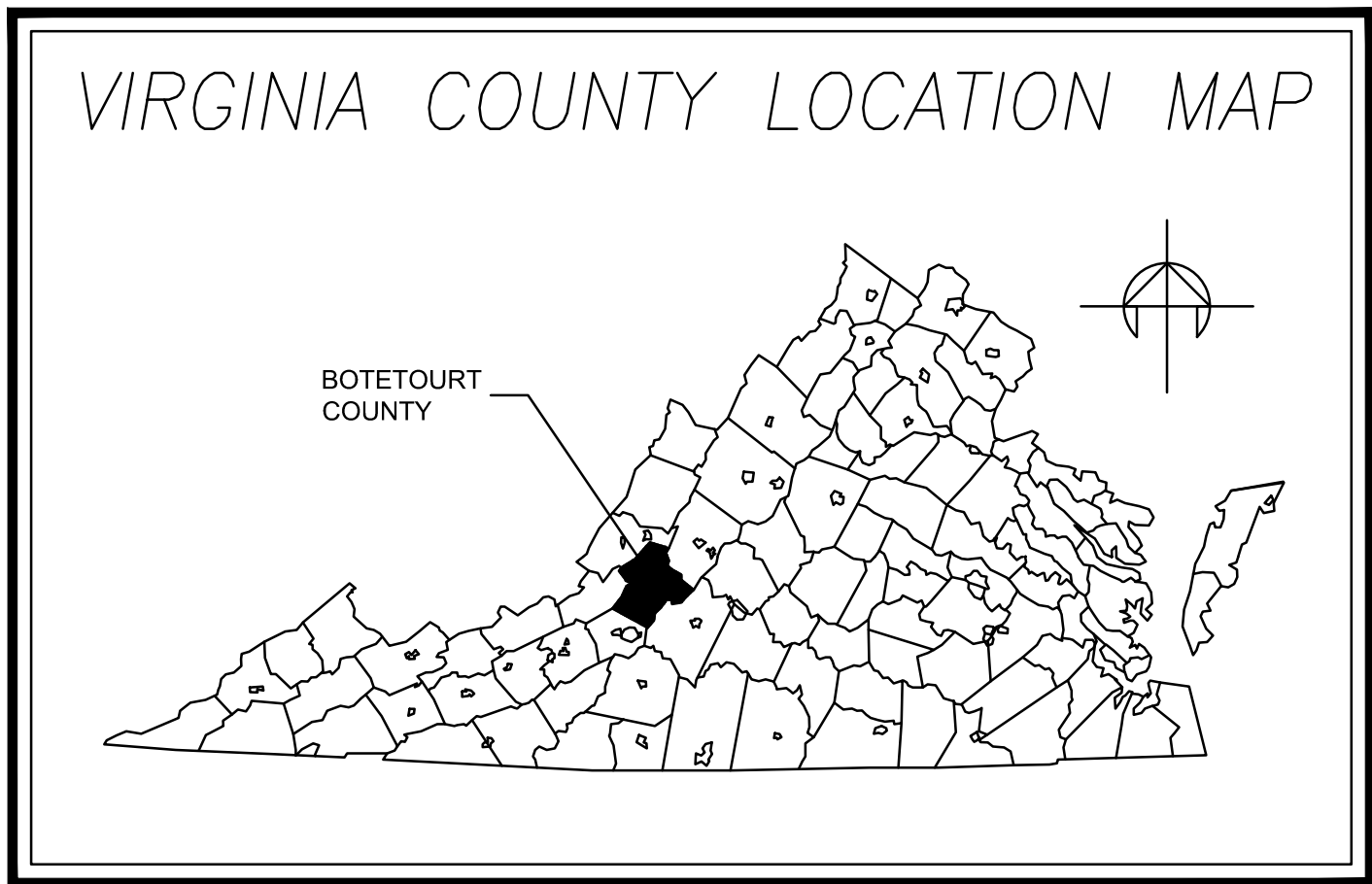
WSE	WATER SURFACE ELEVATION	ELEC	ELECTRIC (UNDERGROUND)
O.D.	OUTSIDE DIAMETER	SS	SANITARY SEWER
MH	MANHOLE	ARV	AIR RELEASE VALVE
XING	CROSSING	C.I.	CAST IRON
GPM	GALLONS PER MINUTE	WL	WATERLINE
PSI	POUNDS PER SQUARE INCH	E	ELECTRIC (OVERHEAD)
P.I.V.	POST INDICATOR VALVE	C&P	CHESAPEAKE & POTOMAC
SDR	STANDARD DIMENSION RATIO	STM	STEAM
MIN	MINIMUM	WV	WATER VALVE
LAT.	LATERAL	CPU	UNDERGROUND COMPUTER CABLE
ST	STORM DRAIN	CONC	CONCRETE
VERT.	VERTICAL	T.C.	TERRA COTTA
HORIZ.	HORIZONTAL	SC	UNDERGROUND SATELLITE
BLDG.	BUILDING	INV	INVERT
SEP.	SEPARATION	V.D.O.T.	VIRGINIA DEPARTMENT OF TRANSPORTATION
D.I.	DROP INLET	TYP.	TYPICAL
C.O.	CLEANOUT	ELEV.	ELEVATION
MAX.	MAXIMUM	@	AT
F.F.	FINISHED FLOOR	C	CENTERLINE
FIN.	FINISHED	HD	HIGH DENSITY
FOUND.	FOUNDATION	PVC	POLYVINYL CHLORIDE
O	DIAMETER	F.H.	FIRE HYDRANT
CLR.	CLEARANCE	TELE.	TELEPHONE
T.O.F.	TOP OF FOOTING	CMP	CORRUGATED METAL PIPE
O.C.	ON CENTER	H.P.	HIGH POINT
REINF.	REINFORCEMENT	EXIST/EX.	EXISTING
SSMH	SANITARY SEWER MANHOLE	HDPE	HIGH DENSITY POLYETHYLENE
L.P.	LOW POINT	V.M.I.	VIRGINIA MILITARY INSTITUTE
FD	FOUNDATION DRAIN	A.E.	AIR ENTRAINED
F	FIRE SERVICE LINE	TOxx.xx	TOP OF CURB ELEVATION
D	DOMESTIC SERVICE LINE	Pxx.xx	PAVEMENT ELEVATION
SWM	STORM WATER MANAGEMENT		

RLD NAME: \_\_\_\_\_  
RLD NUMBER: \_\_\_\_\_

WVWA AVAILABILITY LETTERS:



VICINITY MAP  
NOT TO SCALE



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C-700	DRAINAGE AREA MAP



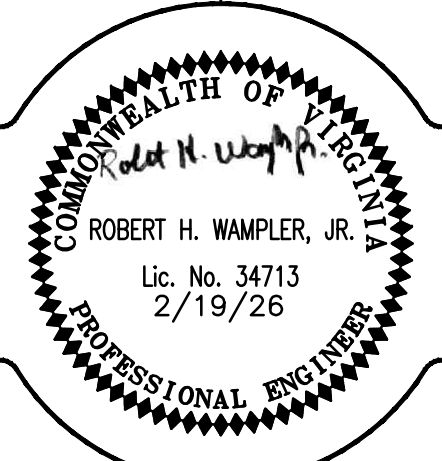
ENGINEERING  
CONCEPTS, INC.

94 GREENFIELD STREET  
DALEVILLE, VIRGINIA 24083  
540.473.1253

Date									
Description									
No.									

DTC MULTIFAMILY PHASE 3  
BOTETOURT COUNTY, VIRGINIA

COVER SHEET



0 1 2  
GRAPHIC SCALE

PROJECT: 25071

C-000



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GENERAL SITE NOTES:

1. TOPOGRAPHIC INFORMATION FROM FIELD RUN TOPOGRAPHY BY ENGINEERING CONCEPTS IN SEPTEMBER, 2025.
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.
20. NOTES AND DETAILS FOR CG-2, CG-6, CG-11 AND CG-12B SHALL BE TAKEN FROM THE MOST CURRENT VERSION OF THE VDOT ROAD AND BRIDGE STANDARDS.

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. PROJECT SHALL FOLLOW RECOMMENDATIONS OF "FINAL REPORT OF GEOTECHNICAL SITE INVESTIGATION" BY VIOLA ENGINEERING DATED NOVEMBER 17, 2025.
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). THE UPPER 6 INCHES OF PAVEMENT SUBGRADE SHALL BE COMPACTED TO 100% OF DRY DENSITY.
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 NO ALLOW HEAVY COMPACTION EQUIPMENT SUCH AS ROLLERS, ETC. CLOSER TO ANY FOOTING THAN THE HORIZONTAL DISTANCE SUBTENED 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 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 WESTERN VIRGINIA REGIONAL DESIGN AND CONSTRUCTION STANDARDS.
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 PUBLIC WATER MAINS SHALL BE TESTED IN ACCORDANCE WITH WESTERN VIRGINIA REGIONAL DESIGN AND CONSTRUCTION STANDARDS. COORDINATE INSPECTIONS FOR TESTING WITH THE WVVWA (MARK SINK 540.537.3460)
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.
11. ALL PLASTIC WATERLINE AND FORCEMAIN PIPE THAT IS INSTALLED IN A TRENCH WITH SHOTROCK SHALL BE BEDDED WITH #10 SAND OR #68 STONE.

SANITARY SEWER NOTES

1. PIPE & FITTINGS: ALL SANITARY SEWER PIPE AND FITTINGS SHALL BE POLYVINYL CHLORIDE (PVC), SDR 35, AND SHALL CONFORM WITH ASTM D-3034.
2. INSTALLATION: THE SANITARY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS AND THESE SPECIFICATIONS. THE PIPE SHALL BE LAID IN TRUE STRAIGHT LINES WITH THE BELL ENDS UPSTREAM AND WITH THE INVERT OF THE PIPE BEING THE TRUE ELEVATION AND GRADE OF THE SYSTEM. THE PIPE SHALL BE VISUALLY INSPECTED FOR DEFECTS BEFORE LOWERING THE PIPE IN THE TRENCH. FIELD CUTTING OF THE PIPE SHALL BE DONE SO IN A NEAT AND WORKMANLIKE MANNER, SO AS TO LEAVE A SMOOTH END AT RIGHT ANGLES TO THE AXIS OF THE PIPE.
3. TRENCH EXCAVATION: TRENCHES SHALL BE EXCAVATED IN STRAIGHT LINES AND SHALL BE OF SUFFICIENT WIDTH TO PERMIT THE PROPER INSTALLATION OF BRACING, SHORING OR SHEETING. TRENCH WIDTH SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATION. THE BOTTOM OF THE PIPE TRENCH SHALL BE EXCAVATED TO A MINIMUM COVER DEPTH OF FOUR (4) INCHES BELOW THE BOTTOM OF THE PIPE, TO PROVIDE FOR THE COMPACTED BEDDING MATERIAL.
4. BEDDING: BEDDING MATERIAL SHALL BE COARSE AGGREGATE SIZE NUMBER 57 AND SHALL CONFORM WITH VDOT SECTION 203 AND/OR ASTM C33. BEDDING MATERIAL SHALL BE PLACED AND COMPACTED IN FOUR (4) INCHES BELOW THE PIPE AND AS A MINIMUM UP TO 6" ABOVE THE TOP OF THE BELLS OF ALL PIPES. CARE SHALL BE TAKEN TO ENSURE THE BEDDING MATERIAL FULLY SUPPORTS THE SIDE AND BOTTOM OF THE PIPE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. BACKFILL: BACKFILL MATERIAL SHALL BE EITHER APPROVED EXCAVATED MATERIAL OR APPROVED SUITABLE MATERIAL FROM OTHER SOURCES THAT IS FREE OF ORGANIC MATERIAL, LOAM, DEBRIS, OR MINIMUM TWO (2) FEET ABOVE THE TOP OF PIPE SHALL BE FREE OF STONES LARGER THAN ONE (1) INCH AND SHALL BE PLACED IN SIX (6) INCH LAYERS AND COMPACTED WITH HAND TAMPERS. BACKFILL FROM THIS POINT TO TOP OF TRENCH SHALL BE FREE OF STONES LARGER THAN FOUR (4) INCHES AND SHALL BE PLACED IN LAYERS NOT TO EXCEED EIGHT (8) INCHES AND COMPACTED WITH MECHANICAL TAMPERS. BACKFILL BELOW UNPAVED AREAS SHALL BE COMPACTED TO 90%. BACKFILL BELOW PAVED AREAS SHALL BE COMPACTED TO 95%. BACKFILL COMPACTION TESTING SHALL BE IN ACCORDANCE WITH ASTM D-698.
6. TESTING OF SANITARY SEWER: TESTING FOR WATER TIGHTNESS SHALL BE MADE UTILIZING A LOW PRESSURE AIR TEST. THE TESTING EQUIPMENT, PROCEDURE AND

RESULTS WILL ALL BE SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER. THE AIR TEST SHALL BE IN ACCORDANCE WITH ASTM F1417-92, CURRENT REVISION. THE CONTRACTOR SHALL DEFLECTION TEST THE ENTIRE LENGTH OF PIPE BY MEANS OF A GO-NO-GO MANDREL TO ASSURE THAT A 5.0% DEFLECTION HAS NOT BEEN EXCEEDED. MANDREL SHALL BE SIZED AT 5% LESS THAN ASTM DIMENSION FOR THE SEWER. MANHOLE TESTING, MANHOLES SHALL BE TESTED AFTER ASSEMBLY AND PRIOR TO BACKFILLING IN ACCORDANCE WITH ASTM C1244. STUB-OUTS, MANHOLE BOOTS AND PIPE PLUGS SHALL BE SECURED TO PREVENT MOVEMENT WHILE THE VACUUM IS DRAWN. INSTALLATION AND OPERATION OF VACUUM EQUIPMENT AND INDICATING DEVICES SHALL BE IN ACCORDANCE WITH EQUIPMENT SPECIFICATIONS FOR WHICH PERFORMANCE INFORMATION HAS BEEN PROVIDED BY THE MANUFACTURER AND ACCEPTED BY THE ENGINEER. A MEASURED VACUUM OF TEN INCHES OF MERCURY SHALL BE ESTABLISHED IN THE MANHOLE. THE TIME FOR THE VACUUM DROP TO NINE INCHES OF MERCURY SHALL BE RECORDED. ACCEPTANCE STANDARDS FOR LEAKAGE SHALL BE ESTABLISHED FROM THE ELAPSED TIME. FOR A NEGATIVE PRESSURE CHANGE FROM TEN INCHES TO NINE INCHES OF MERCURY, THE MAXIMUM ALLOWABLE RATE FOR A FOUR-FOOT DIAMETER MANHOLE SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 4' DIA. MANHOLE DEPTH 10' OR LESS = 60 SECONDS PER CHANGE OF ONE INCH OF MERCURY. 4' DIA. MANHOLE DEPTH GREATER THAN 10' BUT LESS THAN 15' 75 SECONDS PER CHANGE OF ONE INCH OF MERCURY. 4' DIA. MANHOLE GREATER THAN 15' BUT LESS THAN 25' 90 SECONDS PER CHANGE OF ONE INCH OF MERCURY. FOR MANHOLES FIVE FEET IN DIAMETER, ADD AN ADDITIONAL 15 SECONDS AND FOR MANHOLES SIX FEET IN DIAMETER, ADD AN ADDITIONAL 30 SECONDS TO THE TIME REQUIREMENTS FOR FOUR FOOT DIAMETER MANHOLES. IF THE MANHOLE FAILS THE TEST, NECESSARY REPAIRS SHALL BE MADE AND THE VACUUM TEST SHALL BE REPEATED UNTIL THE MANHOLE PASSES THE TEST. IF THE MANHOLE JOINT MASTIC IS COMPLETELY PULLED OUT DURING THE VACUUM TEST, THE MANHOLE SHALL BE DISASSEMBLED AND THE MASTIC REPLACED. THE ENGINEER SHALL OBSERVE THE MANHOLE TESTING. APPROPRIATE DOCUMENTATION SHALL BE INCLUDED IN THE FINAL DOCUMENTATION. MANHOLE TOLERANCES SHALL BE PLUS OR MINUS 0.1 FEET HORIZONTAL AND VERTICAL.

7. A MINIMUM COVER OF THREE (3.0) FEET IS REQUIRED OVER PROPOSED LINES UNLESS OTHERWISE INDICATED.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING ALL MANHOLES AFTER PAVING. MANHOLE TOPS SHALL BE ADJUSTED TO GRADE IF NECESSARY.
9. ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
10. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.

11. SUBSTANTIAL COMPLETION WILL NOT BE GIVEN UNTIL, FOG APPLICATION, PRETREATMENT APPLICATION, AND SIGNIFICANT DISCHARGER APPLICATION HAVE BEEN REVIEWED AND PRACTICES PUT IN PLACE FOR REQUIREMENTS SET FORTH.

WATER NOTES

1. ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
3. THE WATER SERVICE FOR THIS PROJECT WILL REQUIRE A CONCRETE VAULT. PLEASE CONTACT CLEAR FLOW AT 540.942.3300 TO ORDER THE VAULT. THE APPLICANT IS RESPONSIBLE FOR PAYMENT, DELIVERY AND COORDINATION OF THE VAULT, AND INSTALLATION OF THE WATER SERVICE.

BOTETOURT COUNTY EROSION AND SEDIMENT CONTROL 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 9VAC25-875 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).

ES-10: A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

ES-11: AS THIS SITE DISTURBS MORE THAN 1 ACRE, COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT (CGP) WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT

CS-1 GENERAL WATER AND SEWER SPECIFICATIONS

1.1 QUALITY ASSURANCE

- A. QUALIFICATIONS OF MANUFACTURERS - PRODUCTS USED IN THIS WORK SHALL BE PRODUCED BY MANUFACTURERS REGULARLY ENGAGED IN THE MANUFACTURE OF SIMILAR ITEMS AND WITH A HISTORY OF QUALITY PRODUCTION ACCEPTABLE TO THE PARTICIPATING UTILITY.
- B. QUALIFICATIONS OF INSTALLERS USE EXPERIENCED WORKERS TO ENSURE PROPER INSTALLATION OF THE PRODUCTS SPECIFIED HEREIN.

IN THE ACCEPTANCE OR REJECTION OF INSTALLED WORK, NO ALLOWANCE SHALL BE MADE FOR THE LACK OF EXPERIENCE ON THE PART OF THE WORKERS.  
C. MAIN LINE CONSTRUCTION CAN ONLY BE PERFORMED BY CLASS A CONTRACTORS LICENSED BY THE COMMONWEALTH OF VIRGINIA.

1.2 LINES AND GRADES

- A. PIPES SHALL BE LAID TRUE TO THE LINES AND GRADES SHOWN ON THE DRAWINGS EXCEPT AS AUTHORIZED BY THE PARTICIPATING UTILITY. THE GRADE SHOWN ON THE PROFILE IS THE INVERT TO WHICH THE WORK MUST CONFORM. WORK NOT CONFORMING TO THE GRADE SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE IN A MANNER ACCEPTABLE TO THE PARTICIPATING UTILITY.
- C. LOCATIONS OF WATER AND SEWER LINES  
THE LOCATIONS OF THE PROPOSED LINES ARE SHOWN ON THE DRAWINGS.
  1. THE PARTICIPATING UTILITY RESERVES THE RIGHT TO MAKE CHANGES IN LINES AND GRADES OF PIPE LINES, AND IN LOCATIONS OF PIPES AND/OR APPURTENANCES WHEN SUCH CHANGES MAY BE NECESSARY OR ADVANTAGEOUS.
  2. ANY DEVIATION IN LOCATION OR LINE GRADE OF SEWER, OR THE LOCATION OR ELEVATION OF A WATER LINE, STRUCTURE OR APPURTENANCE AS SHOWN ON THE CONTRACT DRAWINGS, WILL REQUIRE A REVISION OF THE DRAWINGS CLEARLY SHOWING THE PROPOSED DEVIATION, AND SHALL BE SUBMITTED TO THE PARTICIPATING UTILITY FOR REVIEW AND APPROVAL BEFORE ANY CHANGES ARE CONSTRUCTED. DESIGN ENGINEER OF RECORD MUST CONCUR IN ANY REVISION OF DRAWINGS. MINOR FIELD CHANGES MAY BE MADE WITH APPROVAL OF THE PARTICIPATING UTILITY'S CONSTRUCTION INSPECTOR.

1.3 SUBMITTALS

- A. GENERAL - ALL SUBMITTALS SHALL BE MADE IN ACCORDANCE WITH SECTION 6.17 (SHOP DRAWINGS AND SAMPLES) OF THE STANDARD GENERAL CONDITIONS OF THE ENGINEERS JOINT CONTRACT DOCUMENT COMMITTEE (EJCDC), 2002 EDITION. CONTRACTOR SHALL FURNISH ENGINEERING DATA COVERING DESIGN AND INSTALLATION. SUBMITTAL SHALL BE MADE IN A TIMELY MANNER SO THAT THE PROJECT SCHEDULE CAN BE MET.
- B. SHOP DRAWINGS - AS A MINIMUM, THE FOLLOWING SHOP DRAWING INFORMATION SHALL BE SUBMITTED TO THE PARTICIPATING UTILITY FOR REVIEW AND APPROVAL:
  1. COMPLETE BILL OF MATERIALS TO BE PROVIDED FOR THE WORK DESCRIBED UNDER THIS SECTION.
  2. MANUFACTURER'S CATALOG CUT SHEETS FOR ALL MATERIALS TO BE PROVIDED UNDER THIS SECTION.

1.2 RESPONSIBILITY FOR MATERIALS

- A. MATERIAL FURNISHED BY CONTRACTOR - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIAL FURNISHED BY HIM, AND SHALL REPLACE AT HIS OWN EXPENSE ALL SUCH MATERIAL FOUND DEFECTIVE IN MANUFACTURE OR DAMAGED IN HANDLING AFTER DELIVERY BY THE MANUFACTURER. THIS SHALL INCLUDE THE FURNISHING OF ALL MATERIALS AND LABOR REQUIRED FOR THE REPLACEMENT OF INSTALLED MATERIAL DISCOVERED DEFECTIVE PRIOR TO THE FINAL ACCEPTANCE OF THE WORK.
- B. MATERIAL FURNISHED BY PARTICIPATING UTILITY THE CONTRACTOR'S RESPONSIBILITY FOR MATERIAL FURNISHED BY THE PARTICIPATING UTILITY SHALL BEGIN AT THE POINT OF DELIVERY TO CONTRACTOR. MATERIALS ALREADY ON THE SITE SHALL BECOME THE CONTRACTOR'S RESPONSIBILITY ON THE DATE OF THE AWARD OF THE CONTRACT. THE CONTRACTOR SHALL EXAMINE ALL MATERIAL FURNISHED BY THE PARTICIPATING UTILITY AT THE TIME AND PLACE OF DELIVERY TO HIM AND SHALL REJECT ALL DEFECTIVE MATERIAL. ANY MATERIAL FURNISHED BY THE PARTICIPATING UTILITY AND INSTALLED BY THE CONTRACTOR WITHOUT DISCOVERY OF SUCH DEFECTS WILL, IF FOUND DEFECTIVE PRIOR TO FINAL ACCEPTANCE OF THE WORK, BE REPLACED WITH SOUND MATERIAL BY THE PARTICIPATING UTILITY. THE CONTRACTOR, HOWEVER, SHALL, AT HIS OWN EXPENSE, FURNISH ALL SUPPLIES, LABOR AND FACILITIES NECESSARY TO REMOVE SAID DEFECTIVE MATERIAL AND INSTALL THE SOUND MATERIAL IN A MANNER SATISFACTORY TO THE PARTICIPATING UTILITY.

WESTERN VIRGINIA WATER AUTHORITY NOTES:

GENERAL NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST WVVWA DESIGN AND CONSTRUCTION STANDARDS
2. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION. PLEASE CONTACT MARK SINK AT (540) 537-3460.
3. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY 4. FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO SUCH CONSTRUCTION.
5. PLEASE SHOW ALL EXISTING UTILITIES ON THE PLAN
6. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND 2' MINIMUM HORIZONTALLY FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER, SANITARY SEWER CROSSINGS OF ANY OTHER UTILITIES. WHERE THIS CANNOT BE ACHIEVED ADDITIONAL MEASURES IN ACCORDANCE WITH WVVWA STANDARDS SHALL BE ENFORCED.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND POTHOLED TO VERIFIED LOCATIONS. THIS PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.
8. PLEASE PROVIDE RECORDED COPY OF ALL THAT APPLY: 20 FOOT PUBLIC WATER, 20 FOOT PUBLIC SEWER OR 30 FOOT COMBINED PUBLIC WATER/SEWER EASEMENTS CENTERED OVER ALL PUBLIC WATER AND SEWER LINES PROPOSED OUTSIDE PUBLIC RIGHT-OF-WAY.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
3. A TABLE OF LATERAL ELEVATIONS AT SERVICE CLEANOUTS AND MINIMUM BUILDING SEWER ELEVATIONS SHALL BE PROVIDED.
4. FORTY-EIGHT (48) HOURS PRIOR TO INSTALLATION, THE CONTRACTOR SHALL COMPLETE THE

FOLLOWING:  
SUBMIT SHOP DRAWINGS TO: CASSIE ALTICE

601 S. JEFFERSON STREET, SUITE 300, ROANOKE, VA 24011

CALL (540) 537-3460 TO SCHEDULE GREASE INTERCEPTOR INSPECTION. THE INSPECTION SHALL OCCUR PRIOR TO THE CONTRACTOR COVERING THE GREASE INTERCEPTOR

WATER NOTES

1. ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
3. PLEASE PROVIDE 5 DAYS' NOTICE TO THE WVVWA FOR ANY ANTICIPATED WATER OUTAGE TO ALLOW THE WVVWA TIME TO SCHEDULE AND NOTIFY AFFECTED CUSTOMERS. (540)537-3460.
4. OBTAIN AN AVAILABILITY LETTER, AND INCLUDE THE AVAILABILITY LETTER NUMBER IN THE SPACE PROVIDED UNDER WATER NOTES.
5. SHOW AT ALL PROPOSED FIRE HYDRANTS THE STATIC PRESSURE (PSI) AND FIRE FLOW (GPM) WITH 20 PSI RESIDUAL.
6. GREASE INTERCEPTOR SHALL BE INSPECTED AND APPROVED BY WESTERN VIRGINIA WATER AUTHORITY PRIOR TO SITE RECEIVING WATER SERVICE CONNECTION.
7. FORTY-EIGHT (48) HOURS PRIOR TO INSTALLATION, THE CONTRACTOR SHALL COMPLETE THE FOLLOWING:
  - A. SUBMIT SHOP DRAWINGS TO CASSIE ALTICE, 601 S. JEFFERSON STREET, SUITE 300, ROANOKE, VA 24011.
  - B. CALL (540) 537-3460 TO SCHEDULE GREASE INTERCEPTOR INSPECTION. THE INSPECTION SHALL OCCUR PRIOR TO THE CONTRACTOR COVERING THE GREASE



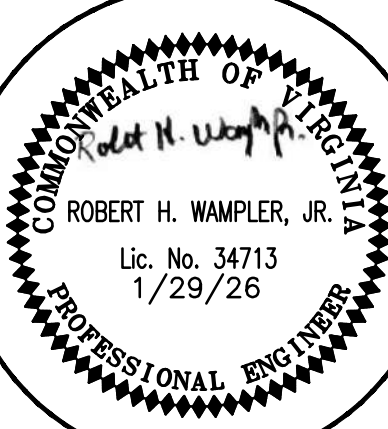
**ENGINEERING  
CONCEPTS, INC.**

94 GREENFIELD STREET  
DALEVILLE, VIRGINIA 24083  
540.473.1253

No.	Description	Date									

**DTC MULTIFAMILY PHASE 3  
BOTETOURT COUNTY, VIRGINIA**

**GENERAL NOTES**



PROJECT: 25071

**C-001**



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9VAC25-875-560, MINIMUM STANDARDS.

A VESCP MUST BE CONSISTENT WITH THE FOLLOWING CRITERIA, TECHNIQUES AND METHODS:

1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR. TOPSOIL MAY BE USED AS PERMANENT STABILIZATION PER THE VESCH AND MUST BE COMPACTED TO A MINIMUM DEPTH OF 2 TO 4 INCHES. CONTRACTOR TO ADHERE TO THESE STANDARDS WHILE DEVELOPING THIS SITE.

2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE. CONTRACTOR TO TEMPORARY SEED STOCKPILE IF STOCKPILE IS NOT USED WITHIN (14) FOURTEEN DAYS

3. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION. CONTRACTOR TO ADHERE TO THIS STANDARD FOR DEVELOPING THIS SITE.

4. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE. CONTRACTOR TO ADHERE TO THIS STANDARD FOR DEVELOPING THIS SITE. AFTER SITE HAS STABILIZED AND DEVELOPMENT IS NEARLY FINISHED, CONTRACTOR TO OBTAIN APPROVAL FROM EROSION CONTROL SITE INSPECTOR TO REMOVE TEMPORARY MEASURES.

5. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.

6. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN.

A. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA AND THE TRAP SHALL ONLY CONTROL DRAINAGE AREAS LESS THAN THREE ACRES.

B. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 25-YEAR STORM OF 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS SHALL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED.

7. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.

ALL CUT AND FILL SITES FOR THIS SITE WILL BE AT 3:1 MIN. OR FLATTER UNLESS OTHERWISE NOTED. ANY SLOPE STEEPER THAN 3:1 SHALL RECEIVE BLANKETS AND MATTING.

8. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE. THERE WILL BE NO CONCENTRATED RUNOFF FLOWING DOWN CUT OR FILL SLOPE.

9. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED. CONTRACTOR TO ADHERE TO THIS CRITERIA FOR DEVELOPMENT OF THIS SITE

10. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

11. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.

ALL INLETS SHALL HAVE INLET PROTECTION.

12. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS. NOT APPLICABLE FOR THIS PROJECT.

13. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED. NOT APPLICABLE FOR THIS PROJECT.

14. ALL APPLICABLE FEDERAL, STATE AND LOCAL CHAPTERS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET. NOT APPLICABLE FOR THIS PROJECT.

15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED. NOT APPLICABLE FOR THIS PROJECT.

16. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:

A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.

B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.

C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.

D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.

E. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THIS CHAPTER.

F. APPLICABLE SAFETY CHAPTERS SHALL BE COMPLIED WITH.

CONTRACTOR TO ADHERE TO THIS CRITERIA FOR DEVELOPMENT OF THIS SITE.

17. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES. CONTRACTOR TO ADHERE TO THIS CRITERIA FOR DEVELOPMENT OF THIS SITE. CONSTRUCTION ENTRANCES WILL BE IMPLEMENTED FOR THIS SITE. ANY MUD/DIRT/DEBRIS FROM CONSTRUCTION SITE ONTO THE PRIVATE PARKING LOT OR PUBLIC ROADS SHALL BE IMMEDIATELY CLEANED.

18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE VESCP AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION. CONTRACTOR TO ADHERE TO THIS CRITERIA FOR DEVELOPMENT BY PERMANENT SEEDING.

19. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA. STREAM RESTORATION AND RELOCATION PROJECTS THAT INCORPORATE NATURAL CHANNEL DESIGN CONCEPTS ARE NOT MAN-MADE CHANNELS AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS.

A. CONCENTRATED STORMWATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE OR STORM SEWER SYSTEM. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTREAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED.

B. ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE FOLLOWING MANNER:

(1) THE APPLICANT SHALL DEMONSTRATE THAT THE TOTAL DRAINAGE AREA TO THE POINT OF ANALYSIS WITHIN THE CHANNEL IS ONE HUNDRED TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE PROJECT IN QUESTION; OR

(2) NATURAL CHANNELS SHALL BE ANALYZED BY THE USE OF A TWO-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED OR BANKS.

(3) ALL PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP ITS BANKS AND BY THE USE OF A TWO-YEAR STORM TO DEMONSTRATE THAT STORMWATER WILL NOT CAUSE EROSION OF CHANNEL BED OR BANKS.

(4) PIPES AND STORM SEWER SYSTEMS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR STORM TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE PIPE OR SYSTEM.

C. IF EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL:

(1) IMPROVE THE CHANNELS TO A CONDITION WHERE A TEN-YEAR STORM WILL NOT OVERTOP THE BANKS AND A TWO-YEAR STORM WILL NOT CAUSE EROSION TO CHANNEL THE BED OR BANKS; OR

(2) IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE TEN-YEAR STORM IS CONTAINED WITHIN THE APPURTENANCES;

(3) DEVELOP A SITE DESIGN THAT WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TWO-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TEN-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MAN-MADE CHANNEL; OR

(4) PROVIDE A COMBINATION OF CHANNEL IMPROVEMENT, STORMWATER DETENTION OR OTHER MEASURES WHICH IS SATISFACTORY TO THE VESCP AUTHORITY TO PREVENT DOWNSTREAM EROSION.

D. THE APPLICANT SHALL PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS. (VDOT APPROVAL)

E. ALL HYDROLOGIC ANALYSES SHALL BE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT CONDITION OF THE SUBJECT PROJECT .

F. IF THE APPLICANT CHOOSES AN OPTION THAT INCLUDES STORMWATER DETENTION, HE SHALL OBTAIN APPROVAL FROM THE VESCP OF A PLAN FOR MAINTENANCE OF THE DETENTION FACILITIES. THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMENTS OF THE FACILITY AND THE PERSON RESPONSIBLE FOR PERFORMING THE MAINTENANCE.

G. OUTFALL FROM A DETENTION FACILITY SHALL BE DISCHARGED TO A RECEIVING CHANNEL, AND ENERGY DISSIPATORS SHALL BE PLACED AT THE OUTFALL OF ALL DETENTION FACILITIES AS NECESSARY TO PROVIDE A STABILIZED TRANSITION FROM THE FACILITY TO THE RECEIVING CHANNEL.

H. ALL ON-SITE CHANNELS MUST BE VERIFIED TO BE ADEQUATE.

I. INCREASED VOLUMES OF SHEET FLOWS THAT MAY CAUSE EROSION OR SEDIMENTATION ON ADJACENT PROPERTY SHALL BE DIVERTED TO A STABLE OUTFLET, ADEQUATE CHANNEL, PIPE OR PIPE SYSTEM, OR TO A DETENTION FACILITY. ALL GRADED AREAS ON THIS SITE ARE CAPTURED.

J. IN APPLYING THESE STORMWATER MANAGEMENT CRITERIA, INDIVIDUAL LOTS OR PARCELS IN A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL NOT BE CONSIDERED TO BE SEPARATE DEVELOPMENT PROJECTS. INSTEAD, THE DEVELOPMENT, AS A WHOLE, SHALL BE CONSIDERED TO BE A SINGLE DEVELOPMENT PROJECT. HYDROLOGIC PARAMETERS THAT REFLECT THE ULTIMATE DEVELOPMENT CONDITION SHALL BE USED IN ALL ENGINEERING CALCULATIONS. ]

K. ALL MEASURES USED TO PROTECT PROPERTIES AND WATERWAYS SHALL BE EMPLOYED IN A MANNER WHICH MINIMIZES IMPACTS ON THE PHYSICAL, CHEMICAL AND BIOLOGICAL INTEGRITY OF RIVERS, STREAMS AND OTHER WATERS OF THE STATE. THIS SITE WAS DESIGNED TO COMPLY WITH THE ABOVE CRITERIA BY CALLING FOR INLET PROTECTION, CONSTRUCTION ENTRANCE, SILT FENCE, ETC.

L. ANY PLAN APPROVED PRIOR TO JULY 1, 2014, THAT PROVIDES FOR STORMWATER MANAGEMENT THAT ADDRESSES ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS SHALL SATISFY THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS IF THE PRACTICES ARE DESIGNED TO (I) DETAIN THE WATER QUALITY VOLUME AND TO RELEASE IT OVER 48 HOURS; (II) DETAIN AND RELEASE OVER A 24-HOUR PERIOD THE EXPECTED RAINFALL RESULTING FROM THE ONE YEAR, 24- HOUR STORM; AND (III) REDUCE THE ALLOWABLE PEAK FLOW RATE RESULTING FROM THE 1.5, 2, AND 10-YEAR, 24-HOUR STORMS TO A LEVEL THAT IS LESS THAN OR EQUAL TO THE PEAK FLOW RATE FROM THE SITE ASSUMING IT WAS IN A GOOD FORESTED CONDITION, ACHIEVED THROUGH MULTIPLICATION OF THE FORESTED PEAK FLOW RATE BY A REDUCTION FACTOR THAT IS EQUAL TO THE RUNOFF VOLUME FROM THE SITE WHEN IT WAS IN A GOOD FORESTED CONDITION DIVIDED BY THE RUNOFF VOLUME FROM THE SITE IN ITS PROPOSED CONDITION, AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS AS DEFINED IN ANY REGULATIONS PROMULGATED PURSUANT TO § 10.1-562 OR 10.1-570 OF THE ACT.

THE PROJECT MEETS MS-19,

M. FOR PLANS APPROVED ON AND AFTER JULY 1, 2014, THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF § 10.1-561 A OF THE ACT AND THIS SUBSECTION SHALL BE SATISFIED BY COMPLIANCE WITH WATER QUANTITY REQUIREMENTS IN THE STORMWATER MANAGEMENT ACT (§ 10.1-603.2 ET SEQ. OF THE CODE OF VIRGINIA) AND ATTENDANT REGULATIONS, UNLESS SUCH LAND-DISTURBING ACTIVITIES ARE IN ACCORDANCE WITH 4VAC50-60-48 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) PERMIT REGULATIONS.

N. COMPLIANCE WITH THE WATER QUANTITY MINIMUM STANDARDS SET OUT IN 4VAC50-60-66 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) PERMIT REGULATIONS SHALL BE DEEMED TO SATISFY THE REQUIREMENTS OF MINIMUM STANDARD 19. THIS PROJECT ADHERES AND SATISFIES THE MINIMUM STANDARDS

GENERAL EROSION AND SEDIMENT CONTROL NOTES, BOTETOURT COUNTY, VA.

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 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 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 SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

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 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).

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF DEVELOPING 2.483 ACRES OF VACANT LAND IN THE DALEVILLE TOWN CENTER FOR 60 MULTIFAMILY UNITS WITH SWIMMING POOL.

EXISTING SITE CONDITIONS

THE SITE GENTLY SLOPED MANAGED TURF.

OFFSITE AREAS

IMPORT OF MATERIAL IS EXPECTED FOR THIS PROJECT FROM AN APPROVED SITE. CONTRACTOR SHALL PROVIDE DOCUMENTATION ON SOURCE OF MATERIAL TO BOTETOURT COUNTY PRIOR TO A PRECONSTRUCTION MEETING.

ADJACENT PROPERTY

THE SITE IS BORDERED ON THE NORTH AND SOUTH BY MULTIFAMILY DEVELOPMENTS, ON THE WEST BY BROAD STREET, AND ON THE EAST BY A COMMUNITY SPACE USED FOR EVENTS.

CRITICAL EROSION AREAS

CRITICAL EROSION AREAS INCLUDE THE CONSTRUCTION ENTRANCE TO ENSURE DIRT AND MUD IS NOT TRACKED INTO THE ADJACENT DEVELOPMENT AND PUBLIC ROADWAYS.

SOILS

SOURCE OF SOILS INFORMATION WAS TAKEN FROM USDA NATURAL RESOURCES CONSERVATION SERVICES -WEB SOIL SURVEY. A COMPLETE REPORT IS INCLUDED IN THE CALCULATION PACKAGE.

EROSION AND SEDIMENT CONTROL MEASURES

(CONSTRUCTION SEQUENCE AND PHASING)

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK VERSION 1.1, OR LATEST EDITION. THE MINIMUM STANDARDS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY A VARIANCE. THE FOLLOWING ORDER OF EROSION CONTROL PRACTICES SHALL BE ADHERED TO IN PREPARING THIS SITE FOR CONSTRUCTION:

1. AS A FIRST STEP IN LAND DISTURBANCE ALL PERIMETER EROSION CONTROL MEASURES SHALL BE INSTALLED INCLUDING SILT FENCE, TEMPORARY SEDIMENT BASIN, AND INLET PROTECTION.
2. INSTALLATION OF THE GRAVEL CONSTRUCTION ENTRANCE SHALL IMMEDIATELY FOLLOW.
3. GRADING TO FOLLOW UPON COMPLETION OF INITIAL EROSION CONTROL MEASURES.
4. ALL DENUDED AREAS ARE TO BE TEMPORARY SEEDED IF NO CONSTRUCTION WORK IS TO BE COMPLETED WITHIN 7 DAYS.
5. CONSTRUCTION ROAD STABILIZATION TO BE IMPLEMENTED AS FILL OF THE SITE REACHES FINAL GRADE.
6. INLET PROTECTIONS ARE TO BE IMPLEMENTED AS STORM DRAINS ARE INSTALLED.
7. REMOVAL OF TEMPORARY SEDIMENT CONTROL MEASURES FOLLOWING STABILIZATION OF SITE IS DIRECTED BY BOTETOURT COUNTY EROSION AND SEDIMENT CONTROL INSPECTOR.

STRUCTURAL PRACTICES

CE - TEMPORARY STONE CONSTRUCTION ENTRANCE - C-SCM-03  
A STABILIZED STONE PAD WITH A FILTER FABRIC UNDER LINER LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE. THIS PAD REDUCES THE AMOUNT OF MUD TRANSPORTED ONTO PAVED PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.

8. CRS - CONSTRUCTION ROAD STABILIZATION - C-SCM-02  
THE TEMPORARY STABILIZATION OF ACCESS ROADS, SUBDIVISION ROADS, PARKING AREAS, AND OTHER ON-SITE VEHICLE TRANSPORTATION ROUTES WITH STONE IMMEDIATELY AFTER GRADING. THIS REDUCES THE EROSION OF TEMPORARY ROADBEDS BY CONSTRUCTION TRAFFIC DURING WET WEATHER AND THE EROSION AND SUBSEQUENT REGARDING OF PERMANENT ROADBEDS BETWEEN THE TIME OF INITIAL GRADING AND FINAL STABILIZATION.

9. SF - SILT FENCE BARRIER - C-PCM-04  
SILT FENCE BARRIERS WILL BE INSTALLED DOWN SLOPE OF AREAS WITH MINIMAL GRADE TO FILTER SEDIMENT LADEN RUNOFF FROM SHEET FLOW.

10. IP- STORM DRAIN INLET PROTECTION - C-SCM-04  
A SEDIMENT FILTER OR AN EXCAVATED IMPOUNDED AREA AROUND A STORM DRAIN DROP INLET OR CURB INLET. THIS FILTER PREVENTS SEDIMENT FROM ENTERING STORM DRAINAGE SYSTEMS PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED AREA.

VEGETATIVE PRACTICES

1. TS - TEMPORARY SEEDING - C-SSM-09  
ALL DENUDED AREAS, WHICH WILL BE LEFT DORMANT FOR MORE THAN 7 DAYS, SHALL BE SEEDED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING.
2. PS - PERMANENT SEEDING - C-SSM-10  
ALL FINAL-GRADED AREAS WHERE PERMANENT COVER IS DESIRED OR ROUGH-GRADED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR A YEAR OR MORE SHALL BE SEEDED WITH PERENNIAL VEGETATION WITHIN 7 DAYS OF REACHING FINAL GRADE.
3. MU - MULCHING - C-SSM-11  
APPLICATION OF PLANT RESIDUES OR OTHER SUITABLE MATERIALS TO THE SOIL SURFACE TO PREVENT EROSION BY PROTECTING THE SOIL SURFACE FROM RAINDROP IMPACT AND REDUCING THE VELOCITY OF OVERLAND FLOW. MULCHING ALSO FOSTERS THE GROWTH OF VEGETATION BY INCREASING AVAILABLE MOISTURE AND PROVIDING INSULATION AGAINST EXTREME HEAT AND COLD.

PERMANENT STABILIZATION

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING WITHIN 7 DAYS FOLLOWING FINAL GRADING. SEEDING SHALL BE DONE WITH KENTUCKY 31 TALL FESCUE ACCORDING TO STD. AND SPEC. 3.32. PERMANENT SEEDING, OF THE 1992 VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. MULCH (STRAW OR FIBER) WILL BE USED ON ALL SEEDED AREAS. IN ALL SEEDING OPERATIONS, SEED, FERTILIZER AND LIME WILL BE APPLIED PRIOR TO MULCHING. EROSION CONTROL BLANKETS MAY BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT THE SLOPES PROPERLY.

MAINTENANCE

IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL. THE FOLLOWING ITEMS WILL BE CHECKED IN PARTICULAR:

1. CONSTRUCTION ENTRANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE WASHING AND REWORKING OF EXISTING STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. THE USE OF WATER TRUCKS TO REMOVE MATERIALS DROPPED, WASHED, OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.
2. SILT FENCE - THE SILT FENCE BARRIERS WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHES HALF WAY TO THE TOP OF THE BARRIER.
3. THE SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND OF GRASS IS MAINTAINED. AREAS SHALL BE FERTILIZED AND RE-SEEDED AS NEEDED.

EROSION - SILTATION CONTROL COST ESTIMATE				
DESCRIPTION	UNIT	QTY.	UNIT COST	TOTAL COST
C-SCM-03-01 - CONSTRUCTION ENTRANCE	EA	1	\$ 1,500.00	\$ 1,500.00
C-PCM-04 - SILT FENCE	LF	914	\$ 5.00	\$ 4,570.00
C-PCM-04-2 - SUPER SILT FENCE	LF	810	\$ 8.00	\$ 6,480.00
C-SCM-04-5 - INLET PROTECTION	EA	12	\$ 625.00	\$ 7,500.00
C-SSM-09-3 - TEMPORARY SEEDING	SF	37,000	\$ 0.25	\$ 9,250.00
C-SSM-10-1 - PERMANENT SEEDING	SF	37,000	\$ 0.25	\$ 9,250.00
C-SSM-08-4 - MULCHING	SF	37,000	\$ 0.25	\$ 9,250.00
SUB-TOTAL				\$ 47,800.00
10%CONTINGENCY				\$ 4,780.00
TOTAL PROJECT COST				\$ 52,580.00
TOTAL DISTURBED AREA		113,256 SF	260 AC	
AVERAGE EROSION CONTROL PER ACRE:		\$20,223		



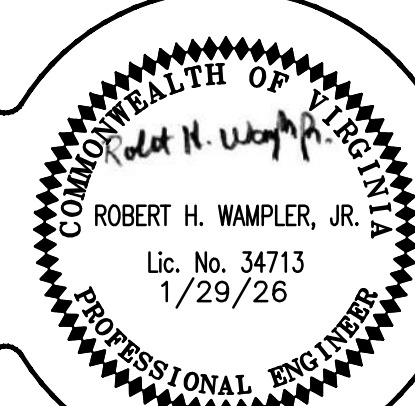
**ENGINEERING  
CONCEPTS, INC.**

94 GREENFIELD STREET  
DALEVILLE, VIRGINIA 24083  
540.473.1253

No.	Description	Date							

**DTC MULTIFAMILY PHASE 3  
BOTETOURT COUNTY, VIRGINIA**

**E&S NOTES**



0 1 2  
GRAPHIC SCALE

PROJECT: 25071

**C-002**



NOTES:	
1.	OWNER OF RECORD: FRALIN & WALDRON INC
2.	LEGAL REFERENCE: 180003101
3.	PARCEL ID: 88(10)2
4.	TOTAL PARCEL: 5.287 ACRES
5.	CURRENT ZONING REQUIREMENTS: TRADITIONAL NEIGHBORHOOD DISTRICT (TND)
6.	THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT, AND MAY NOT SHOW ALL ENCUMBRANCES TO THE PROPERTY.
7.	SUBJECT PROPERTY LIES WITHIN F.E.M.A. DEFINED ZONE X. SEE MAP NUMBER 51023C0375C, EFFECTIVE DATE OF DECEMBER, 17 2010. THIS OPINION IS BASED ON THE AFORESAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
8.	SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
9.	UNDERGROUND UTILITIES EXIST. NO UTILITIES WERE UNCOVERED DURING THIS SURVEY. FOR INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

- |    |   |   |
|----|---|---|
| 1. | OWNER OF RECORD:  | FRALIN & WALDRON INC                    |
| 2. | LEGAL REFERENCE:  | 180003101                               |
| 3. | PARCEL ID:  | 88(10)2                                 |
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| 8. | SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.   |   |
| 9. | UNDERGROUND UTILITIES EXIST. NO UTILITIES WERE UNCOVERED DURING THIS SURVEY. FOR INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.  |   |

PARCEL ID#: 88(10)2  
TOTAL PARCEL: 2.483 ACRES  
CURRENT ZONING: TRADITIONAL NEIGHBORHOOD DISTRICT (TND)  
CURRENT USE: RAW LAND  
PROPOSED USE: MULTIFAMILY

MINIMUM REQUIREMENTS	
MINIMUM LOT SIZE	
(MULTI-FAMILY)	1,100 SQUARE FEET PER UNIT

YARD SETBACKS (SINGLE FAMILY ATTACHED & MULTI-FAMILY DWELLINGS)	
FRONT(MINIMUM):	0 FEET IN THE CORE AREA, TEN FEET IN THE EDGE AREA
FRONT(MAXIMUM):	5 FEET
SIDE(MINIMUM):	15 FEET AND NOT LESS THAN 15 FEET FOR BOTH SIDES COMBINED
SIDE(MAXIMUM):	NONE
REAR(MINIMUM):	25 FEET
REAR(MAXIMUM):	NONE
ACCESSORY BUILDINGS:	NOT CLOSER THAN 5 FEET TO A SIDE/REAR LOT LINE; NOT PERMITTED IN FRONT YARDS

MAXIMUM LOT COVERAGE: 90% PERCENT

MAXIMUM BUILDING HEIGHT: 45 FEET IN THE CORE AREA; 35 FEET IN THE EDGE AREA BY SPECIAL EXCEPTION UP TO A MAXIMUM OF 60 FEET

SCREENING & BUFFERING - SHALL MEET OR EXCEED THE REQUIREMENTS OF THE COUNTY OF BOTETOURT ZONING ORDINANCE.

LANDSCAPING - SHALL MEET OR EXCEED THE REQUIREMENTS OF THE COUNTY OF BOTETOURT ZONING ORDINANCE.

SIGNS - SHALL MEET OR EXCEED THE REQUIREMENTS OF THE COUNTY OF BOTETOURT ZONING ORDINANCE.

LIGHTING - SHALL MEET OR EXCEED THE REQUIREMENTS OF THE COUNTY OF BOTETOURT ZONING ORDINANCE.

THIS EXISTING CONDITIONS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF JASON SCOTT CALDWELL, L.S. FROM AN ACTUAL GROUND OR REMOTE SENSING SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON SEPTEMBER 8<sup>TH</sup>, 2025; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

EXISTING SSMH  
RIM: 1360.94  
INV IN: 1351.54  
INV IN: 1351.35  
INV OUT: 1351.18

EXISTING CURB I  
RIM: 13  
INV IN: 13  
INV OUT: 13

EX. SDMH  
RIM: 1358.86  
INV IN: 1353.63  
INV IN: 1353.54  
INV IN: 1353.41  
INV OUT: 1353.40

EXISTING CURB  
RIM: 1360.55  
INV IN: 1353.76  
INV OUT: 1353.62

EXISTING CURB  
RIM: 13  
INV IN: 13  
INV OUT: 13

EX. SDMH  
RIM: 1355.63  
INV IN: 1349.57  
INV IN: 1348.64  
INV IN: 1348.36  
INV OUT: 1348.23

ING CURB INLET  
355.12  
UT: 1350.49  
12" HDPE

G CURB INLET  
5.53  
350.07  
1349.64

20' STORM  
BASEMENT  
B 62 PG 58

EXISTING CUR  
RIM: 1357.05  
INV IN: 1348.9  
INV IN: 1348.8  
INV OUT: 1348  
EXISTING

IRRIGATION  
BOX  
" HDPE

N/F  
JKM LLC  
TM 88(10)3  
INST# 220003753  
1.850 ACRES  
ZONED TND

LEGEND	
DB	DEED BOOK
EX	EXISTING
FH	FIRE HYDRANT
INST	INSTRUMENT
INV	INVERT
IPF	IRON PIN FOUND
IPS	IRON PIN SET IN W/ CAP
N/F	NOW OR FORMER
PB	PLAT BOOK
PG	PAGE
PVC	POLYVINYL CHLORIDE
R/W	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
SR	STATE ROUTE
SSCO	SANITARY SEWER CLEANOUT
SMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
WMH	WATER MANHOLE
WV	WATER VALVE
+	BENCHMARK
⊙	CALCULATED POINT
⊞	ELECTRIC PEDESTAL
⊞	FIRE HYDRANT
⊞	LIGHT POLE
●	MONUMENT FOUND
⊙	MONUMENT SET
⊞	SANITARY SEWER CLEANOUT
⊞	SANITARY SEWER MANHOLE
—	SIGN
⊞	STORM DRAIN MANHOLE
⊞	TREE
⊞	WATER MANHOLE
⊞	WATER METER
⊞	WATER VALVE
--- 1000 ---	CONTOUR-EXISTING
---	EASEMENT OR R/W
— X —	FENCELINE
---	ADJOINER LINE
----	PARCEL LINE
— SS —	SANITARY SEWER
— ST —	STORM DRAIN
— COMM —	COMMUNICATIONS
— UGE —	UNDERGROUND ELECTRIC
— W —	WATER LINE
GRAVEL/RIP RAP	

DALEVILLE TOWN CENTER PROFFERS

1. The property will be developed in substantial conformance with the concept plan titled "Designated Use Plan" dated December 4, 2023, which is attached hereto and expressly incorporated herein as a proffered condition of approval of the rezoning, identifying the Core, Workplace, and Edge areas as defined in the Botetourt County zoning ordinance.

2. The property will developed to the exclusion of all other uses other than those indicated in this application for rezoning.

3. A Master Property Owners Association (POA) shall be formed for the development, whose purpose shall be to provide for an organized structure to ensure the maintenance and enhancement of the intended structures and grounds throughout Daleville Town Center. Their responsibilities shall include, but not be limited to:

a. The creation of adequate budget(s) for the maintenance of all common areas, parks, trails, alleys, stormwater management facilities, signage, necessary insurance, management services, and the like.

b. To collect dues and other assessments to support the budgets.

c. To execute or contact to execute the work necessary for the maintenance and associated work.

d. The Association shall have the right to create classes of membership, or sub-associates, or both, to better facilitate the particulars of any section, type or group that may be developed within the property (i.e., commercial, office, residential).

e. The Association shall be bound by its Articles of Incorporation (to be developed) and by the laws of the State of Virginia.

4. Signage for all of the parcels within the development known as the Daleville Town Center, and zoned Traditional Neighborhood Development (TND) Use District, will be regulated by the document titled "Daleville Town Center Master Signage Plan & Guidelines", dated March 8, 2016, which is attached hereto and expressly incorporated herein as a proffered condition of approval of the rezoning. The signage plan will supersede the signage regulations in the zoning ordinance outlined in Chapter 25, Zoning, Sec. 25-461. – General Provisions, and Sec. 25-462. – Sign standards and regulations. These proffers are not meant to supersede the requirements in Sec. 25-463. Administration. An approved sign permit, and building and zoning permit, if applicable, and applicable fees, are required for the construction or installation of any and all proposed signage. Any violations of the standards and regulations will be considered a violation of the zoning ordinance and will be regulated by Sec. 25-522 Enforcement and Penalties. When regulations for certain types of signage are not included in the attached Guidelines, the regulations of the zoning ordinance will apply. In addition to the proffered conditions submitted hereto, all other sections of the zoning ordinance will apply uniformly to all buildings, structures, land, water and uses within the development.



**ENGINEERING  
CONCEPTS, INC.**

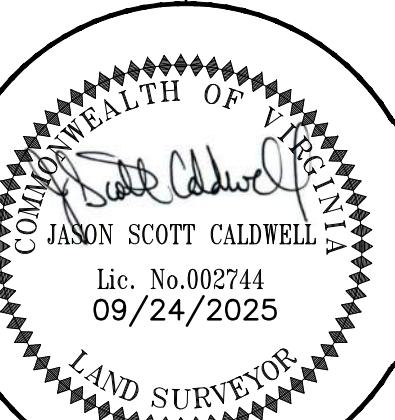
94 GREENFIELD STREET  
DALEVILLE, VIRGINIA 24083  
540.473.1253

NAD83 (2011)  
VIRGINIA SOUTH ZONE  
GRID NORTH

[illegible][illegible][illegible]

**DTC MULTIFAMILY PHASE 3  
DALEVILLE, VIRGINIA 24083**

## EXISTING CONDITIONS



30' 60'

GRAPHIC SCALE

PROJECT:	25071
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## C-100



**LEGEND**

NO.	TITLE	KEY	SYMBOL	NO.	TITLE	KEY	SYMBOL
PCM-01	SAFETY FENCE	SA	[Symbol]	ECM-07	ROCK CHECK DAMS	CD	[Symbol]
SCM-03	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE	CE	[Symbol]	ECM-14	LEVEL SPREADER	LS	[Symbol]
SCM-02	CONSTRUCTION ROAD STABILIZATION	CS	[Symbol]	ENV-01	VEGETATIVE STREAMBANK STABILIZATION	VS	[Symbol]
PCM-02	STRAW BALE BARRIER	SB	[Symbol]	ENV-02	STRUCTURAL STREAMBANK STABILIZATION	SS	[Symbol]
PCM-04	SILT FENCE	SE	[Symbol]	ENV-03	TEMPORARY VEHICULAR STREAM CROSSING	VS	[Symbol]
PCM-03	BRUSH BARRIER	BB	[Symbol]	ENV-04	UTILITY STREAM CROSSING	US	[Symbol]
SCM-04	STORM DRAIN INLET PROTECTION	SI	[Symbol]	SCM-10	DEWATERING STRUCTURE	DS	[Symbol]
SCM-05	CULVERT INLET PROTECTION	CI	[Symbol]	SCM-09	TURBIDITY CURTAIN	TC	[Symbol]
ECM-04	TEMPORARY DIVERSION DIKE	DD	[Symbol]	PCM-03	SUBSURFACE DRAIN	SD	[Symbol]
ECM-06	TEMPORARY FILL DIVERSION	FD	[Symbol]	ECM-10	SURFACE ROUGHENING	SR	[Symbol]
ECM-07	TEMPORARY RIGHT-OF-WAY DIVERSION	RD	[Symbol]	SCM-02	TOPSOILING	TS	[Symbol]
ECM-08	DIVERSION	DI	[Symbol]	SCM-09	TEMPORARY SEEDING	TS	[Symbol]
SCM-11	TEMPORARY SEDIMENT TRAP	ST	[Symbol]	SCM-10	PERMANENT SEEDING	PS	[Symbol]
SCM-12	TEMPORARY SEDIMENT BASIN	SB	[Symbol]	SCM-06	SODDING	SO	[Symbol]
ECM-12	TEMPORARY SLOPE DRAIN	SD	[Symbol]	SCM-07	BERMUDA GRASS AND ZOYSIAGRASS ESTABLISHMENT	BG	[Symbol]
ECM-11	PAVED FLUME	PF	[Symbol]	SCM-11	MULCHING	MU	[Symbol]
ECM-09	STORMWATER CONVEYANCE CHANNEL	SC	[Symbol]	SCM-05	SOIL STABILIZATION BLANKETS AND MATING	SB	[Symbol]
ECM-15	OUTLET PROTECTION	OP	[Symbol]	SCM-05	TREES, SHRUBS, VINES AND GROUND COVERS	TS	[Symbol]
ECM-13	RIPRAP	RP	[Symbol]	SCM-01	TREE PRESERVATION AND PROTECTION	TP	[Symbol]
				SCM-01	DUST CONTROL	DC	[Symbol]

**TITLE BLOCK**

PROJECT NO. 10-00000000  
 SHEET NO. 10-00000000  
 DATE 10-00-00  
 DRAWN BY 10-00-00  
 CHECKED BY 10-00-00  
 APPROVED BY 10-00-00

**NOTES**

1. CONTRACTOR SHALL USE SUPER SILT FENCE ALONG EASTERN EDGE OF PROPERTY AS SHOWN. THE MAXIMUM SLOPE LENGTH BEHIND SSF IS LESS THAN 300' AND 5%.

2. LIMITS OF DISTURBANCE = 2.6 AC.

3. EXISTING 12" RCP

4. STORM NETWORK TIE INTO EXISTING DRAINAGE MANHOLE

5. EXISTING 24" RCP

6. EXISTING 18" RCP

7. BLOC D4

8. BLOC D5

9. BLOC D6

10. BLOC D7

11. BLOC D8

12. BLOC D9

13. BLOC D10

14. BLOC D11

15. BLOC D12

16. BLOC D13

17. BLOC D14

18. BLOC D15

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123. BLOC D120

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125. BLOC D122

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130. BLOC D127

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134. BLOC D131

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137. BLOC D134

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139. BLOC D136

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141. BLOC D138

142. BLOC D139

143. BLOC D140


144. BLOC D141

145. BLOC D142

146. BLOC D143

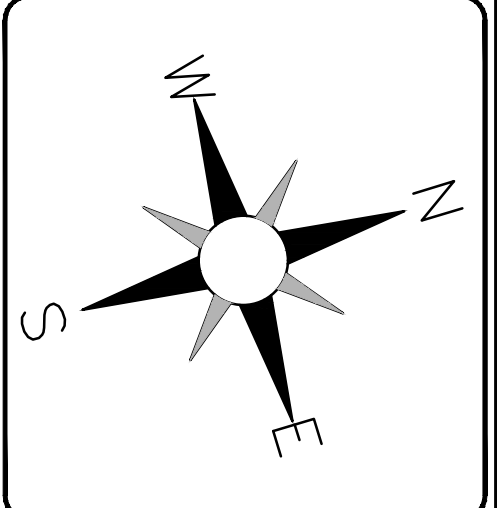
147. BLOC D144

148. BLOC D145

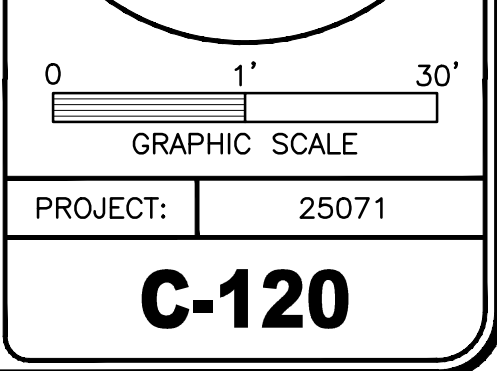
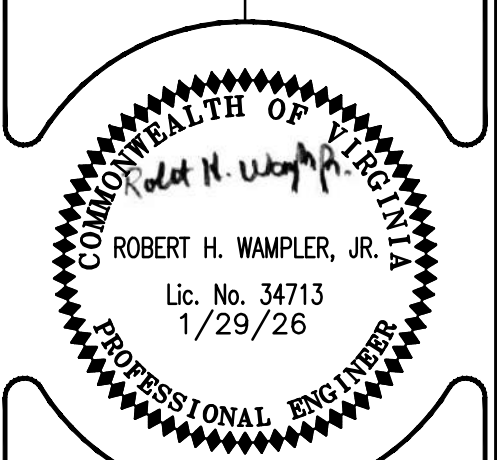


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540.473.1253

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NOTETOURT COUNTY, VIRGINIA**

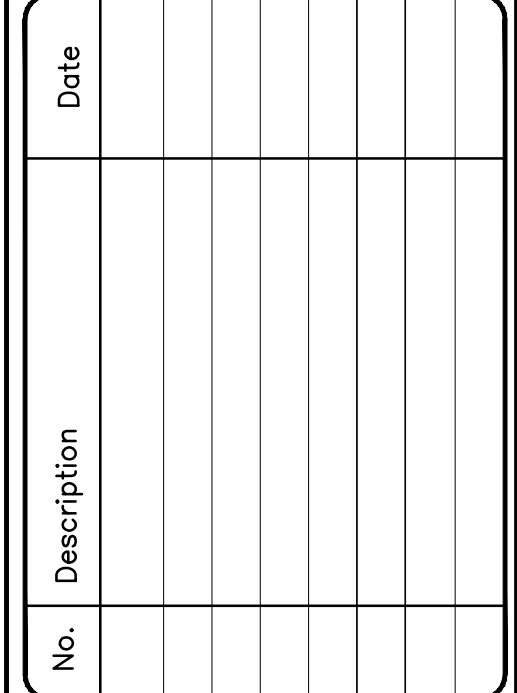




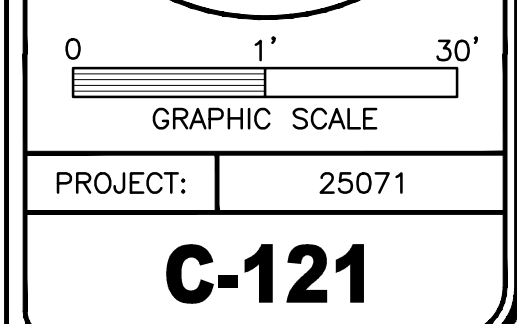


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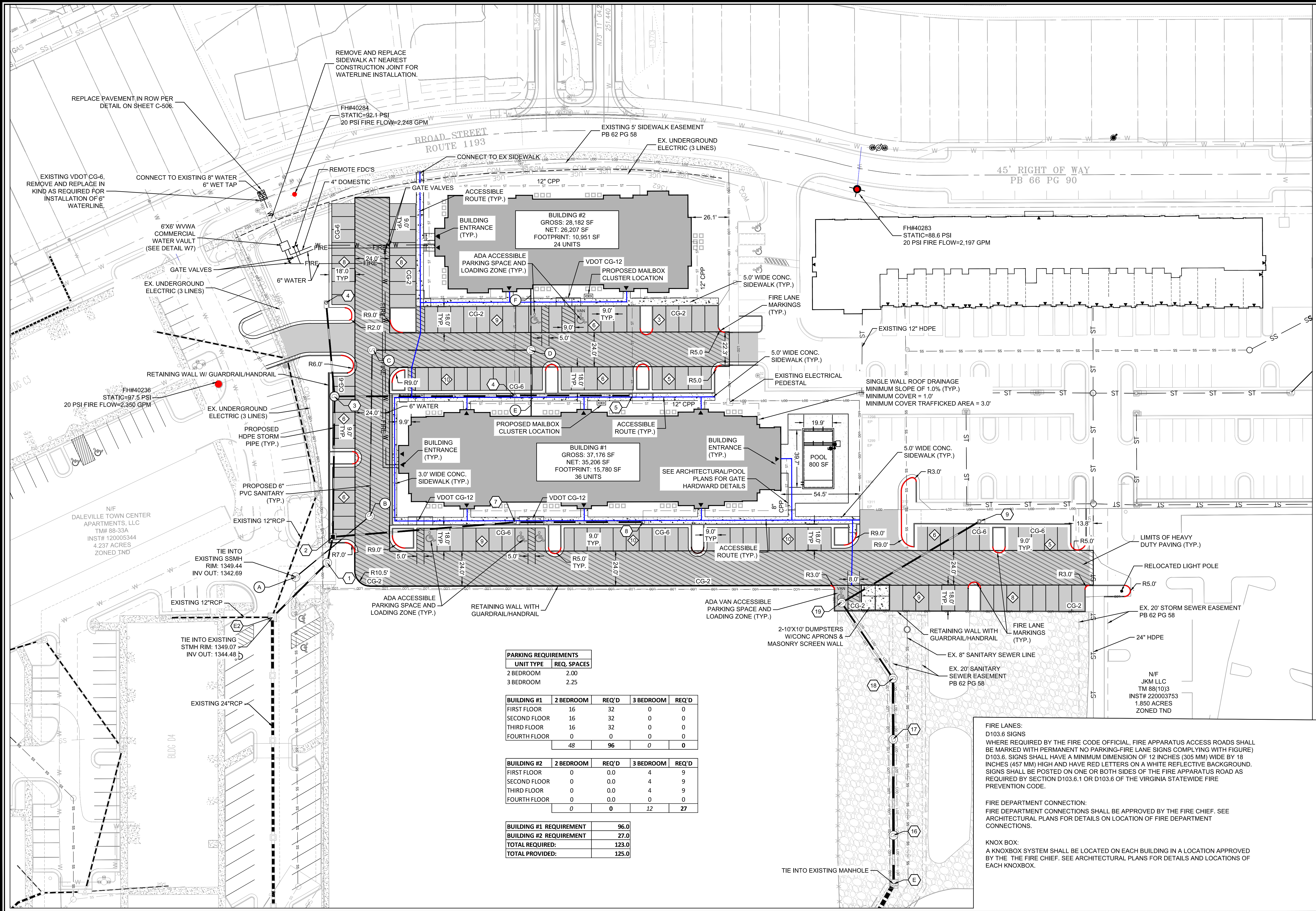


COMMONWEALTH OF VIRGINIA  
*Robert H. Wampler, Jr.*  
 ROBERT H. WAMPLER, JR.  
 Lic. No. 34713  
 1/29/26  
 PROFESSIONAL ENGINEER



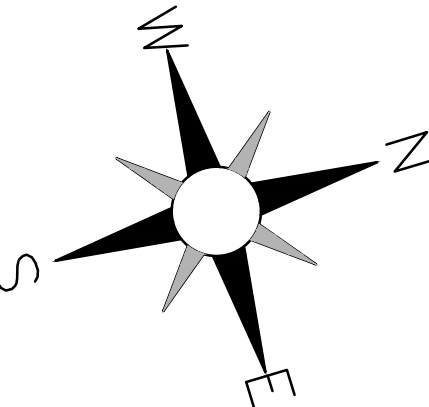


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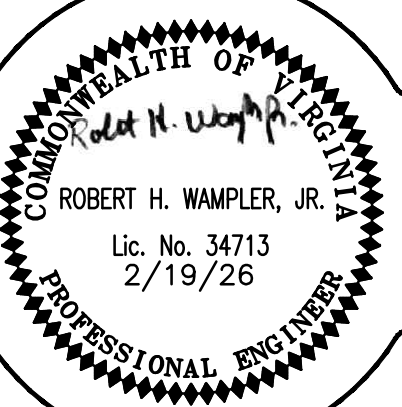
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540.473.1253



No.	Description	Date

**DTC MULTIFAMILY PHASE 3  
BOTETOURT COUNTY, VIRGINIA**

**SITE DIMENSIONAL  
& UTILITY PLAN**

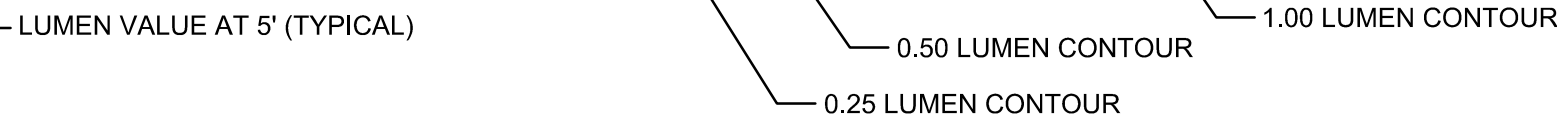


0 1' 30'  
GRAPHIC SCALE

PROJECT: 25071

**C-130**





- FIXTURE SHALL INCLUDE HOOD, AS SHOWN.



- NOTES:
1. PROPOSED SITE LIGHTING TO BE KING LUMINAIRE MODEL K803-PASA-V-150-8084-120V-BK WITH HOOD.
  2. MOUNTING HEIGHT FOR ALL PROPOSED SITE LIGHTING SHALL BE 22 FEET.
  3. ALL POLES SHALL HAVE A SINGLE HEAD.
  4. PROPOSED LIGHTING TO BE L.E.D.
  5. TOTAL HEIGHT OF POST SHALL BE 25.5' MAX.
  6. WALL PACK LIGHTING SHALL BE LITHONIA MODEL KAXW LED P1 30K R3 MVLDT DBXD.
  7. WALL PACK LIGHTING HEIGHT SHALL BE 16'.

 **LITHONIA  
LIGHTING** One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • [www.lithonia.com](http://www.lithonia.com)  
© 2011-2016 Acuity Brands Lighting, Inc. All rights reserved.



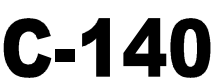
\*Color temperature is nominal, please see test report for specific chromaticity information  
†Contact factory for TM21 information  
‡Due to the continuous advancements in LED technology, luminaires delivered today and efficacy is subject to change without notice at the discretion of King Line Inc.

CSA CULIGHTINGfact 7-19-201

**KING LUMINAIRE** 1153 State Route 46N Jefferson, OH 44047 Phone: 1.800.268.7809 [www.kingluminaire.com](http://www.kingluminaire.com)

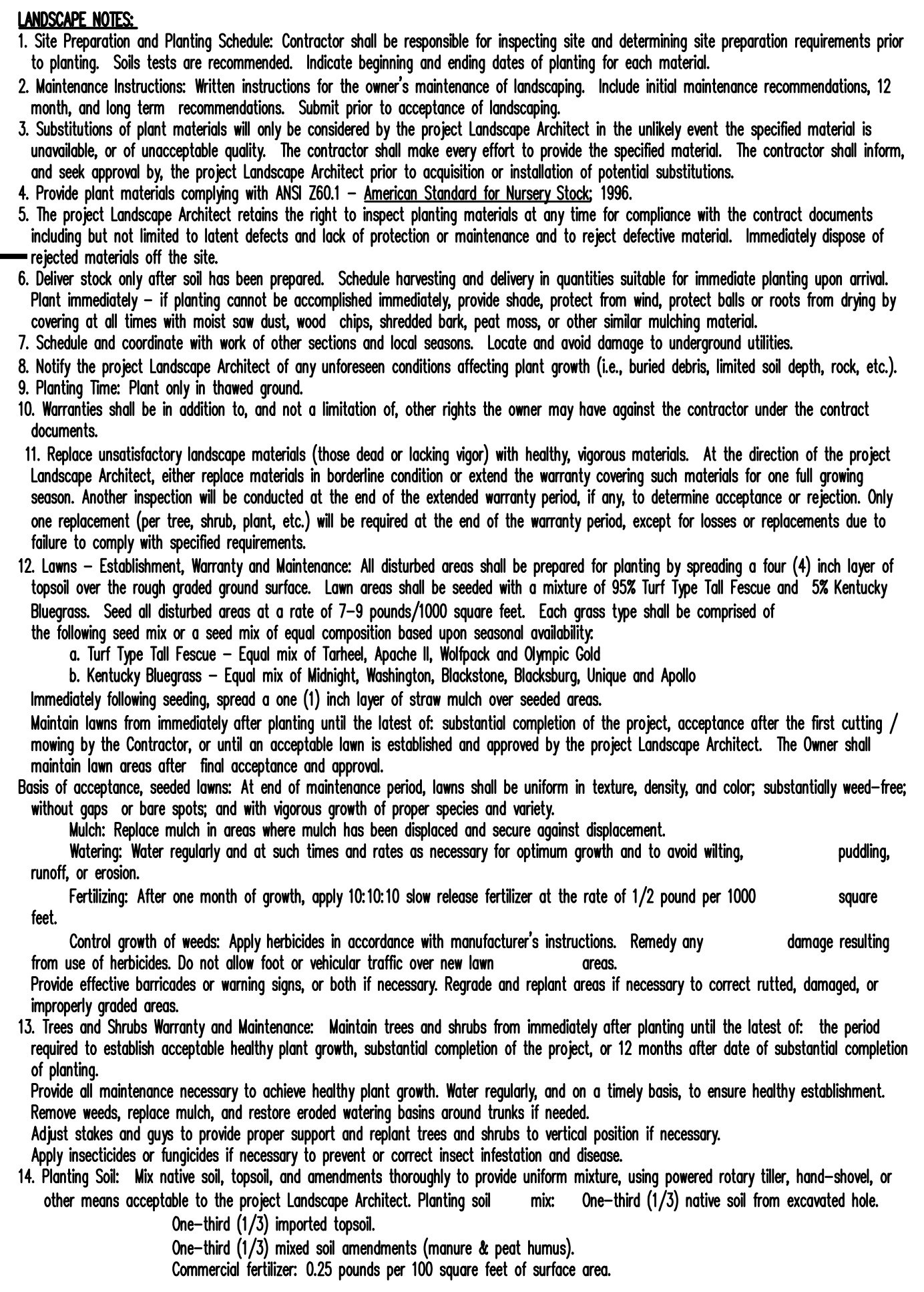
PROJECT:	25071
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The site plan illustrates the proposed development at Broad Street Station. It features two main buildings, Building #1 and Building #2, situated along Broad Street (Route 1193). Building #1 is a rectangular structure with a footprint of 15,780 SF and 36 units. Building #2 is a larger rectangular structure with a footprint of 10,951 SF and 24 units. Both buildings have typical entrances indicated. The plan also shows extensive parking areas with various parking spaces and landscaping elements like trees and shrubs. Surrounding streets include Broad Street, Route 1193, and various local streets like 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th. The plan also shows various utility lines and easements.



LANDSCAPING ORDINANCE COMPLIANCE SUMMARY

SEC. 25-482 - GENERAL STANDARDS

(a) (2) AT THE TIME OF PLANTING ALL DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF ONE (1) INCH DBH - ALL TREES WILL BE A MINIMUM CALIPER OF TWO (2) INCH DBH AT TIME OF PLANTING.

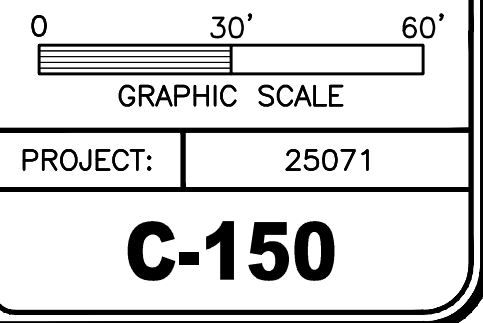
SEC. 25-485 PARKING AREA LANDSCAPING AND SCREENING REQUIREMENTS

(a) (1) ANY PARKING LOT, EXCEPTING SINGLE BAY PARKING LOTS OF TWENTY (20) SPACES OR LESS, SHALL BE PROVIDED WITH LANDSCAPED OPEN SPACE ALONG THE PERIMETER OF THE PARKING AREA OR AREAS, IN THE MINIMUM RATE OF ONE (1) CANOPY TREE PER TEN (10) SPACES - 125 PARKING LOT SPACES = 12.5 (13) CANOPY TREES REQUIRED - TWENTY NINE (29) CANOPY TREES ARE PROVIDED.

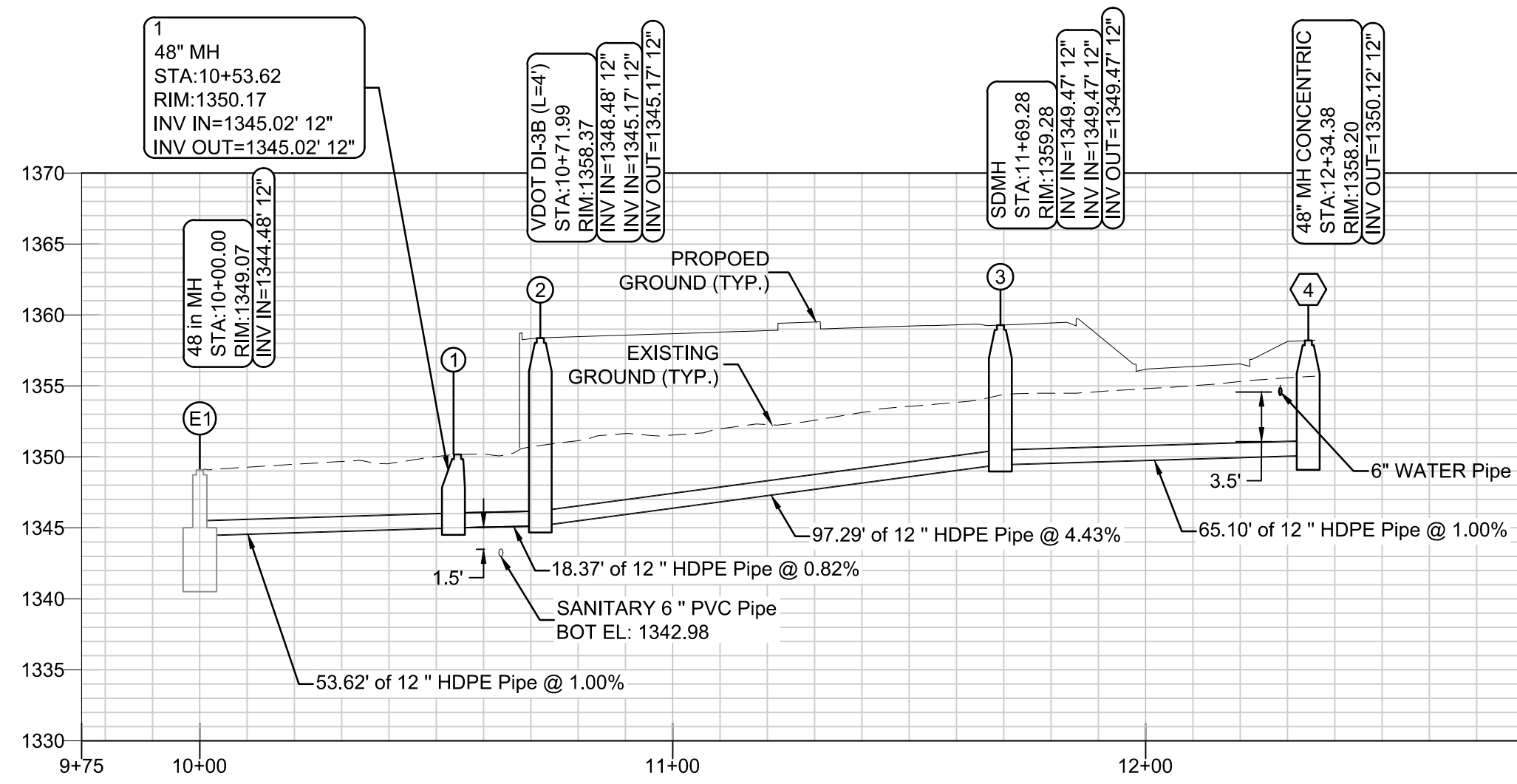
SEC. 25-487 TREE CANOPY REQUIREMENTS

(a) (2) FIFTEEN (15) PERCENT TREE CANOPY FOR SITES ZONED FOR, OR TO BE USED FOR RESIDENTIAL USES =  $110,494.65SF \times 15\% = 16,575.SF$  REQUIRED.

BLACK GUM = 8 TOTAL X 1135F EACH = 9045F  
RIVER BIRCH = 8 TOTAL X 4905F EACH = 39205F  
SCARLET OAK = 6 TOTAL X 12655F EACH = 75365F  
WHITE ASH = 7 TOTAL X 9625F EACH = 67345F  
TOTAL TREE CANOPY PROVIDED = 19,0945F OR 17.28% OF SITE > 15% REQUIRED

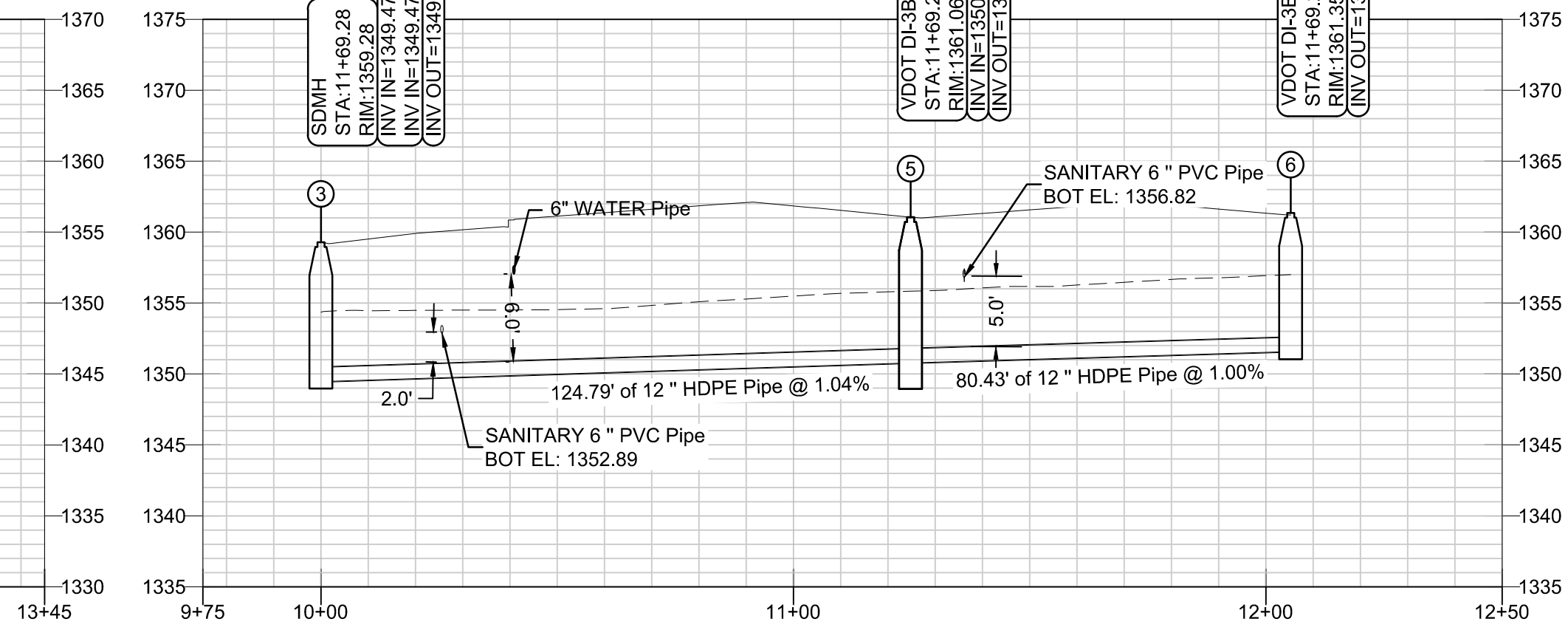






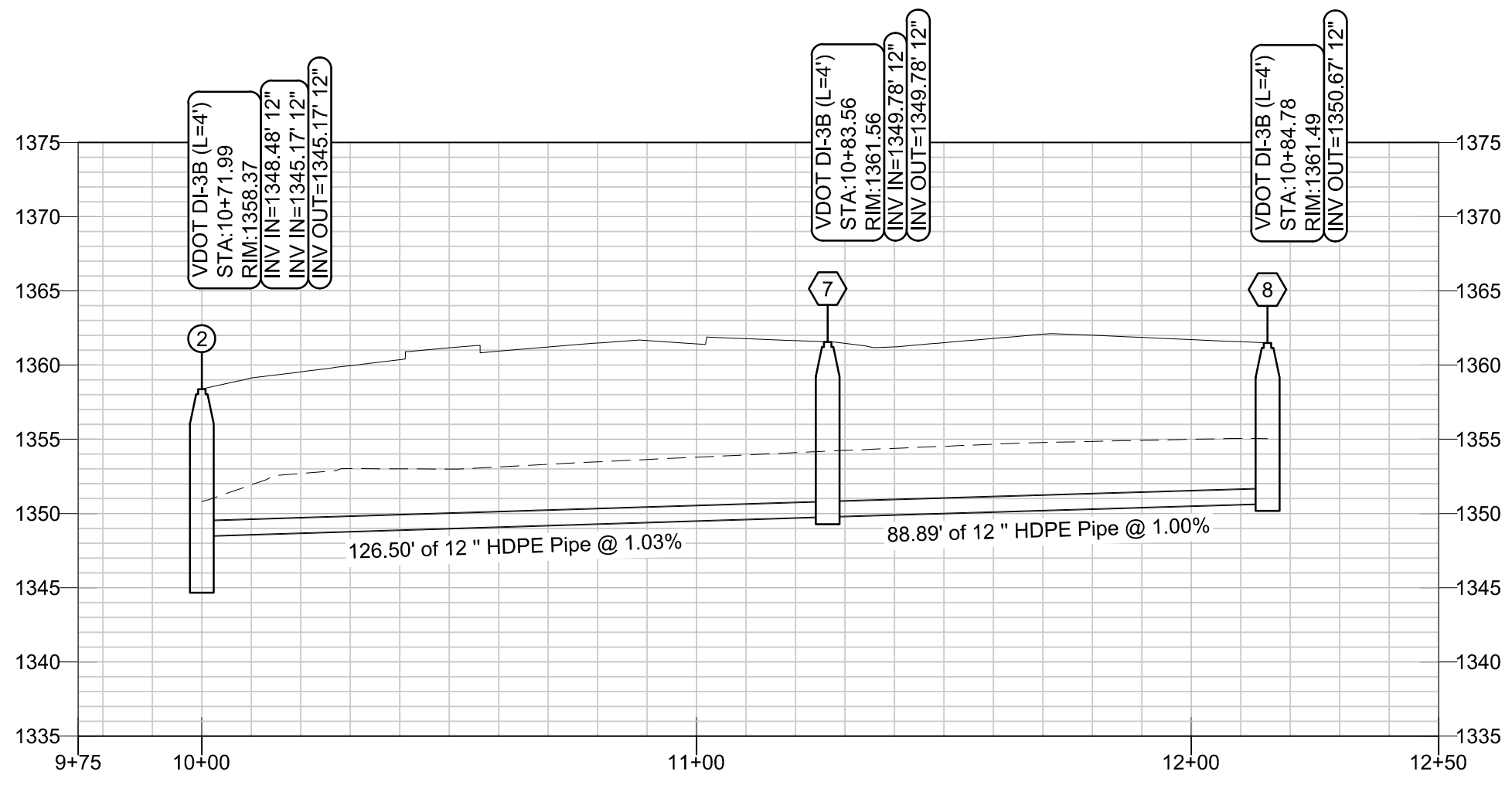
### PROFILE VIEW - PROPOSED STORM 1-4

HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 10'



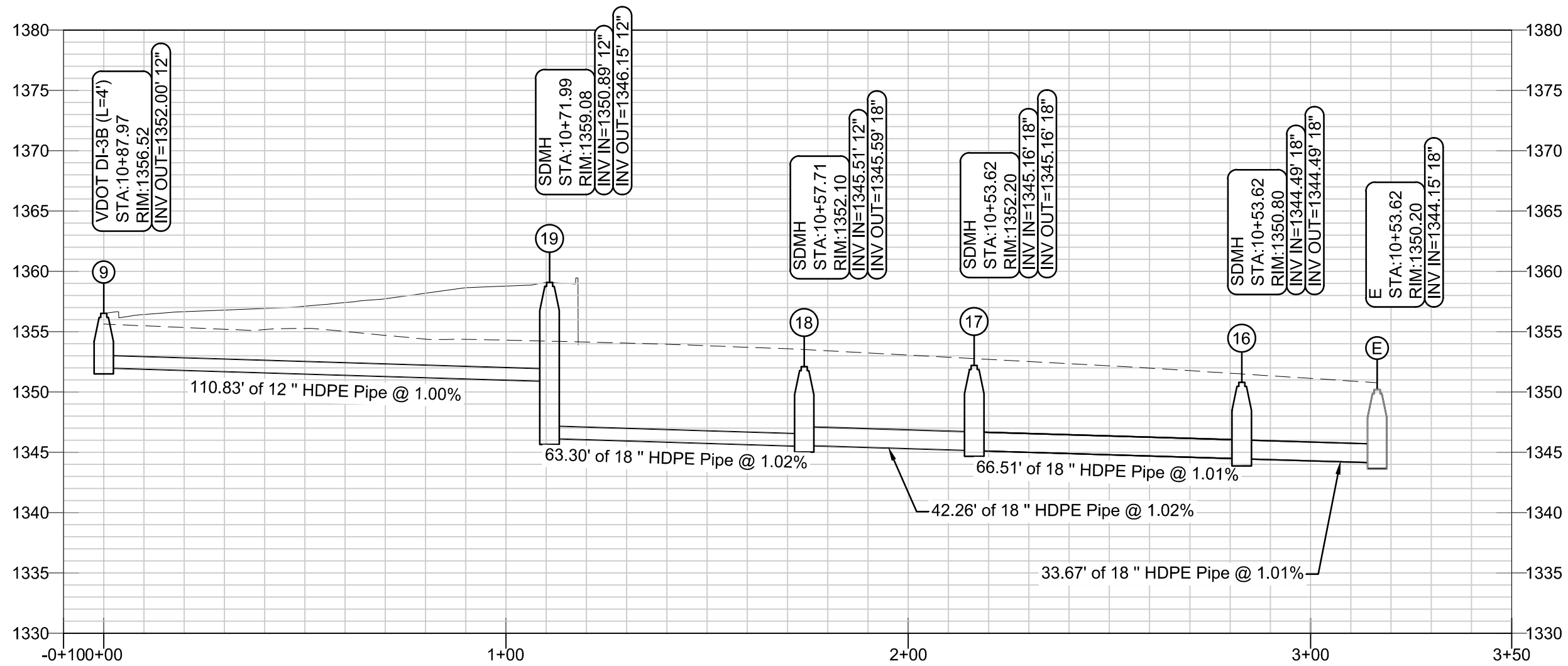
### PROFILE VIEW - PROPOSED STORM 3-6

HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 10'



### PROFILE VIEW - PROPOSED STORM 2-8

HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 10'



### PROFILE VIEW - PROPOSED STORM 9-E

HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 10'

PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	MIN. COVER	MAX. COVER
1-E1	12"	53.62'	1.00%	HDPE	3.5	4.1
2-1	12"	18.37'	0.82%	HDPE	4.4	12.6
3-2	12"	97.29'	4.43%	HDPE	8.8	12.2
4-3	12"	65.10'	1.00%	HDPE	5.2	9.1
5-3	12"	124.79'	1.04%	HDPE	8.6	10.6
6-5	12"	80.43'	1.00%	HDPE	8.6	9.8
7-2	12"	126.50'	1.03%	HDPE	8.9	11.3
8-7	12"	88.89'	1.00%	HDPE	9.8	10.8
9-19	12"	110.83'	1.00%	HDPE	3.1	7.1
16-E	18"	33.67'	1.01%	HDPE	5.1	5.4
17-16	18"	66.51'	1.01%	HDPE	5.4	6.0
18-17	18"	42.26'	1.02%	HDPE	6.0	6.4
19-18	12"	63.30'	1.02%	HDPE	7.0	7.1

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
E	E RIM = 1350.20 INV IN = 1344.15	16-E, 18" HDPE INV IN =1344.15	
1	48" MH RIM = 1350.17 INV IN = 1345.02 INV OUT = 1345.02	2-1, 12" HDPE INV IN =1345.02	1-E1, 12" HDPE INV OUT =1345.02
2	VDOT DI-3B (L=4') RIM = 1358.37 INV IN = 1348.48 INV IN = 1345.17 INV OUT = 1345.17	7-2, 12" HDPE INV IN =1348.48 3-2, 12" HDPE INV IN =1345.17	2-1, 12" HDPE INV OUT =1345.17
3	SDMH RIM = 1359.28 INV IN = 1349.47 INV IN = 1349.47 INV OUT = 1349.47	4-3, 12" HDPE INV IN =1349.47 5-3, 12" HDPE INV IN =1349.47	3-2, 12" HDPE INV OUT =1349.47
4	48" MH CONCENTRIC RIM = 1358.20 INV OUT = 1350.12		4-3, 12" HDPE INV OUT =1350.12
5	VDOT DI-3B (L=4') RIM = 1361.06 INV IN = 1350.78 INV OUT = 1350.78	6-5, 12" HDPE INV IN =1350.78	5-3, 12" HDPE INV OUT =1350.78
6	VDOT DI-3B (L=4') RIM = 1361.35 INV OUT = 1351.58		6-5, 12" HDPE INV OUT =1351.58
7	VDOT DI-3B (L=4') RIM = 1361.56 INV IN = 1349.78 INV OUT = 1349.78	8-7, 12" HDPE INV IN =1349.78	7-2, 12" HDPE INV OUT =1349.78
8	VDOT DI-3B (L=4') RIM = 1361.49 INV OUT = 1350.67		8-7, 12" HDPE INV OUT =1350.67
9	VDOT DI-3B (L=4') RIM = 1356.52 INV OUT = 1352.00		9-19, 12" HDPE INV OUT =1352.00
16	SDMH RIM = 1350.80 INV IN = 1344.49 INV OUT = 1344.49	17-16, 18" HDPE INV IN =1344.49	16-E, 18" HDPE INV OUT =1344.49
17	SDMH RIM = 1352.20 INV IN = 1345.16 INV OUT = 1345.16	18-17, 18" HDPE INV IN =1345.16	17-16, 18" HDPE INV OUT =1345.16
18	SDMH RIM = 1352.10 INV IN = 1345.51 INV OUT = 1345.59	19-18, 12" HDPE INV IN =1345.51	18-17, 18" HDPE INV OUT =1345.59
19	SDMH RIM = 1359.08 INV IN = 1350.89 INV OUT = 1346.15	9-19, 12" HDPE INV IN =1350.89	19-18, 12" HDPE INV OUT =1346.15



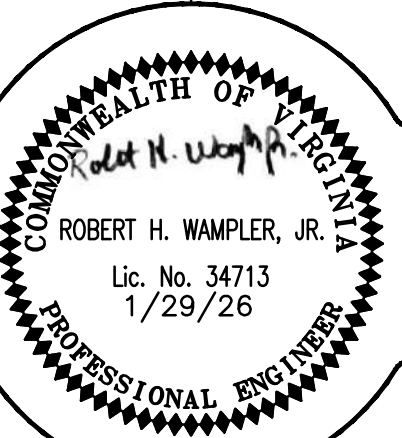
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**DTC MULTIFAMILY PHASE 3  
BOTETOURT COUNTY, VIRGINIA**

## STORM SEWER PROFILES



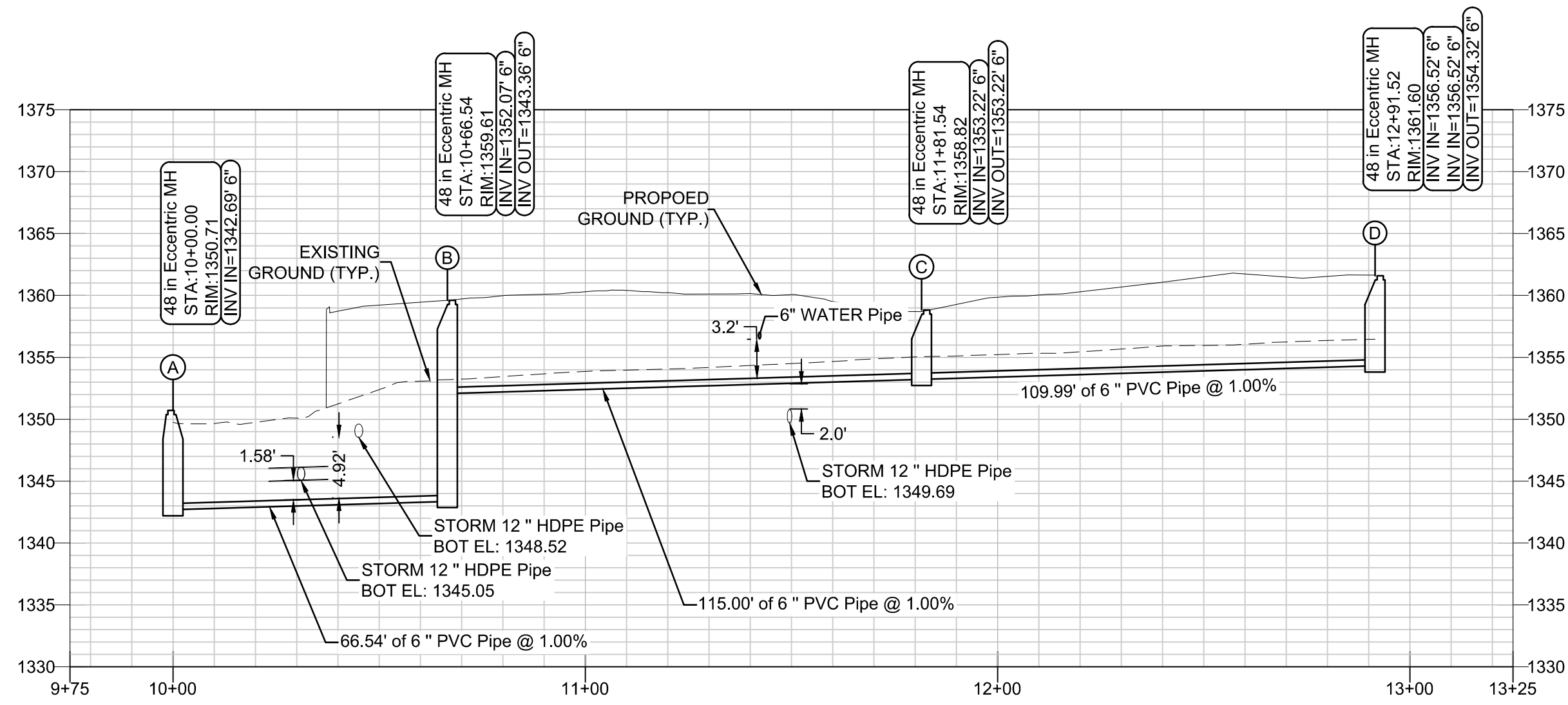
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GRAPHIC SCALE

PROJECT:	25071
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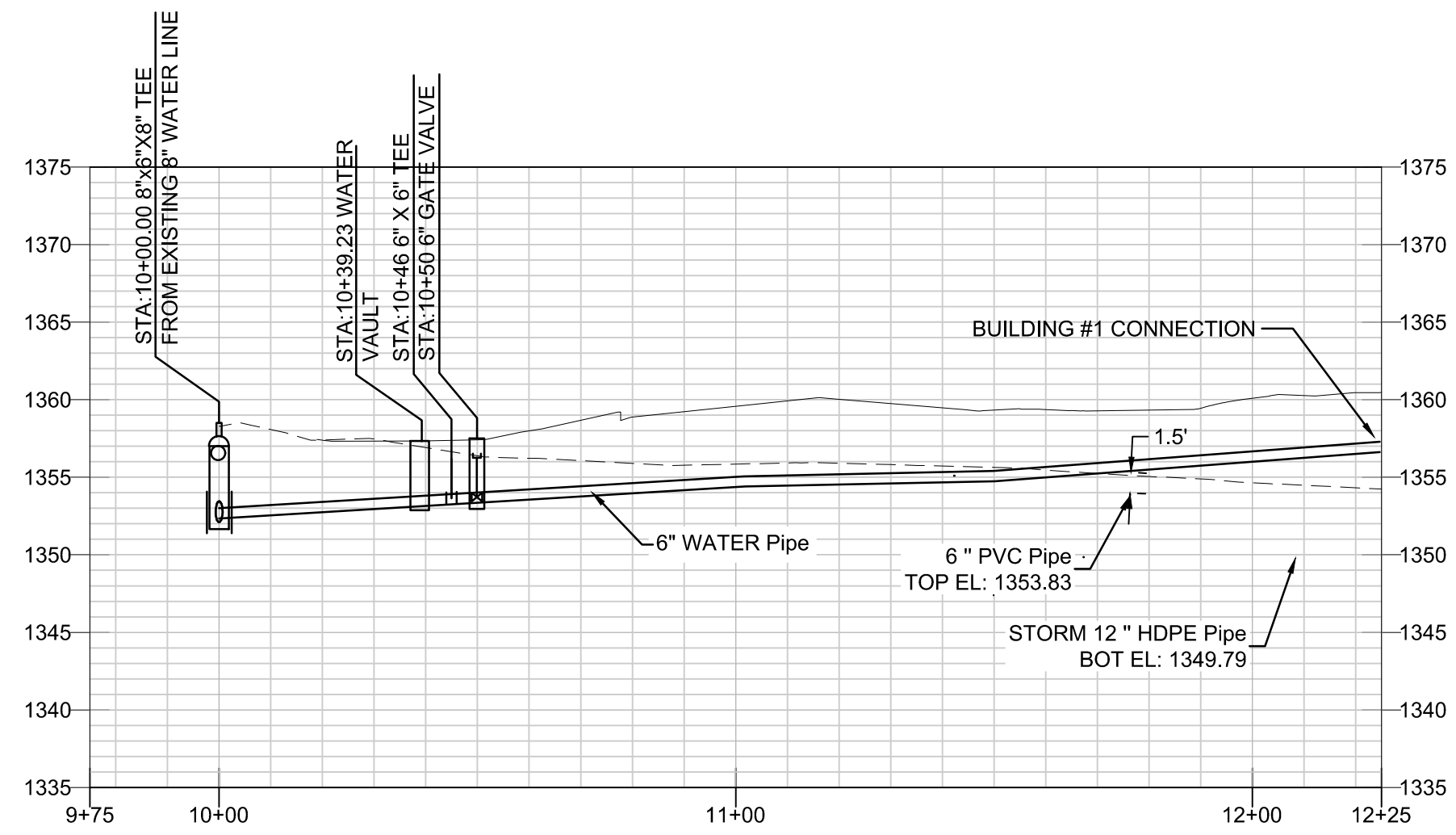
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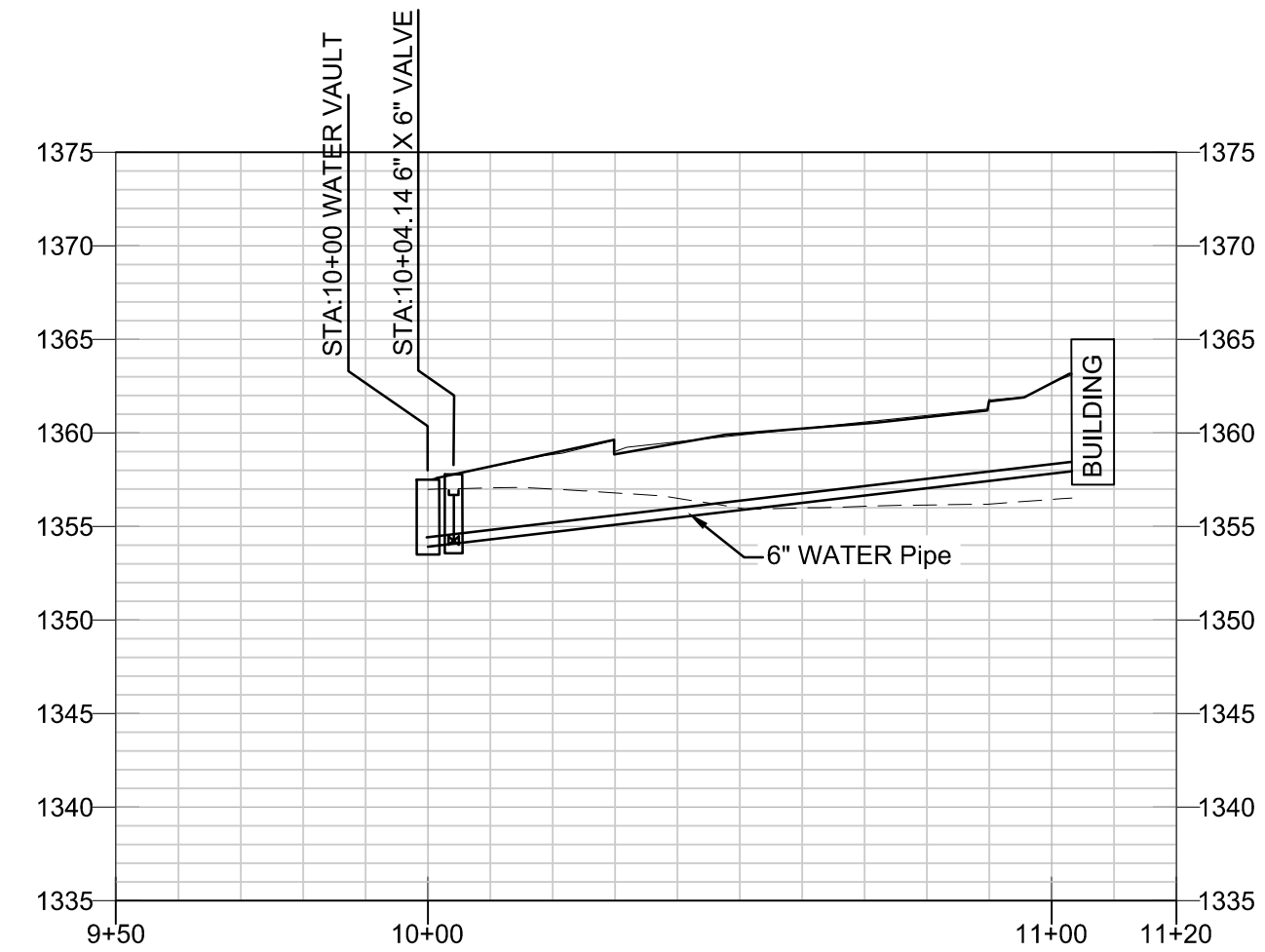
### PROFILE VIEW - PROPOSED SANITARY

HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 10'



### PROFILE VIEW - PROPOSED WATER MAIN

HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 10'



### PROFILE VIEW - PROPOSED WATER MAIN 2

HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 10'

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
A	48 in Eccentric MH RIM = 1350.71 INV IN = 1342.69	B-A, 6" PVC INV IN =1342.69	
B	48 in Eccentric MH RIM = 1359.61 INV IN = 1352.07 INV OUT = 1343.36	C-B, 6" PVC INV IN =1352.07	B-A, 6" PVC INV OUT =1343.36
C	48 in Eccentric MH RIM = 1358.82 INV IN = 1353.22 INV OUT = 1353.22	D-C, 6" PVC INV IN =1353.22	C-B, 6" PVC INV OUT =1353.22
D	48 in Eccentric MH RIM = 1361.60 INV IN = 1356.52 INV IN = 1356.52 INV OUT = 1354.32	LATL-1, 6" PVC INV IN =1356.52 LATL-2, 6" PVC INV IN =1356.52	D-C, 6" PVC INV OUT =1354.32
E	6 in. PVC Cleanout RIM = 1361.39 INV OUT = 1356.90		LATL-1, 6" PVC INV OUT =1356.90
F	6 in. PVC Cleanout RIM = 1361.39 INV OUT = 1356.90		LATL-2, 6" PVC INV OUT =1356.90

PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	MIN. COVER	MAX. COVER
B-A	6"	66.54'	1.00%	SDR-21	7.3	15.7
C-B	6"	115.00'	1.00%	PVC	0.0	0.0
D-C	6"	109.99'	1.00%	PVC	0.0	0.0
LATL-1	6"	38.05'	1.00%	PVC	3.4	4.6
LATL-2	6"	38.28'	1.00%	PVC	4.6	5.5



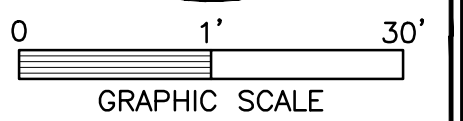
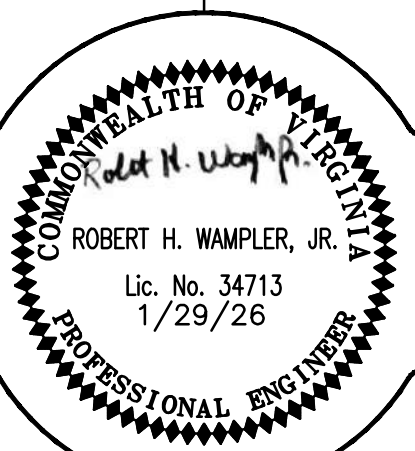
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**DTC MULTIFAMILY PHASE 3  
BOTETOURT COUNTY, VIRGINIA**

# SANITARY PROFILE

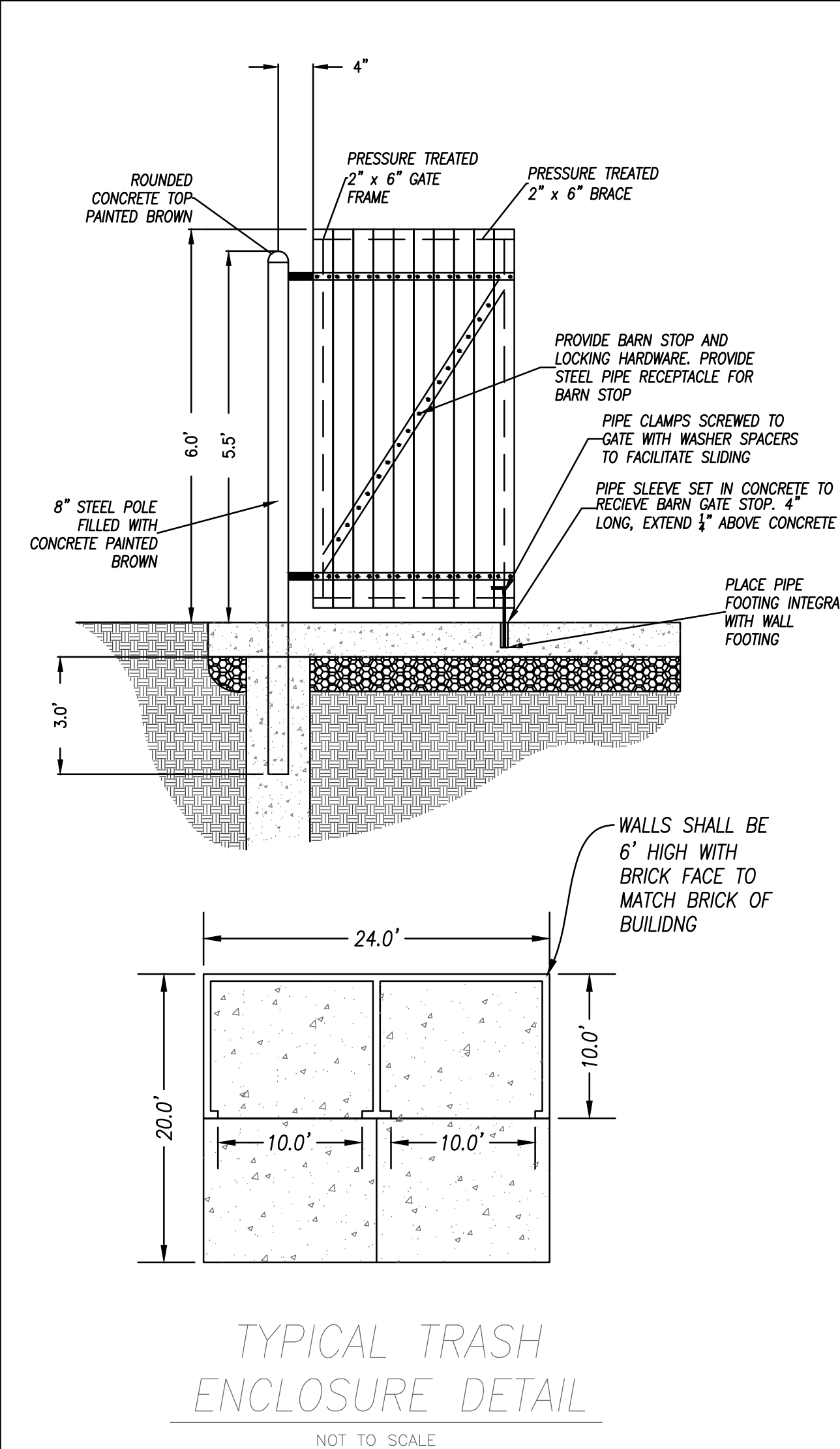
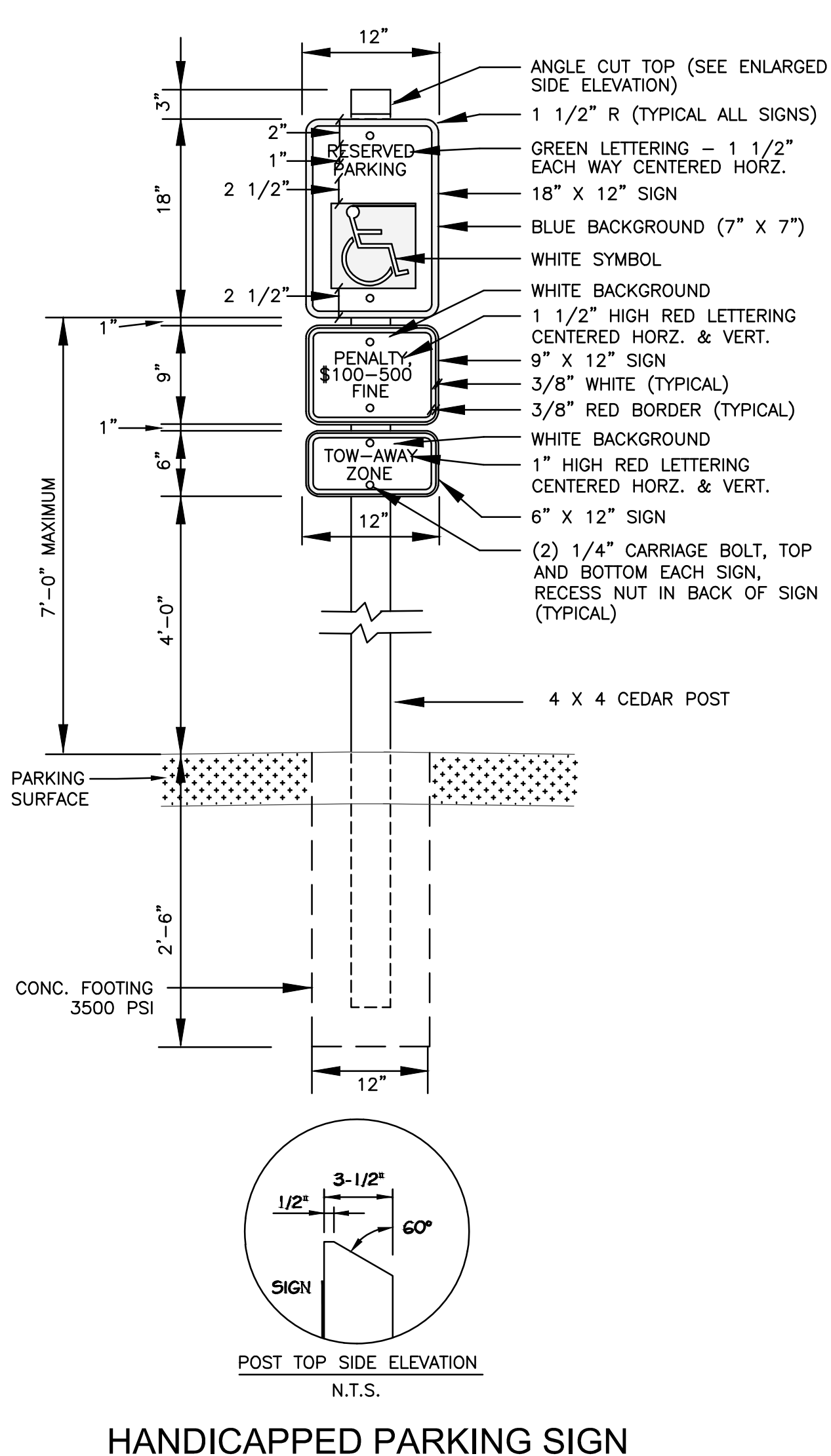
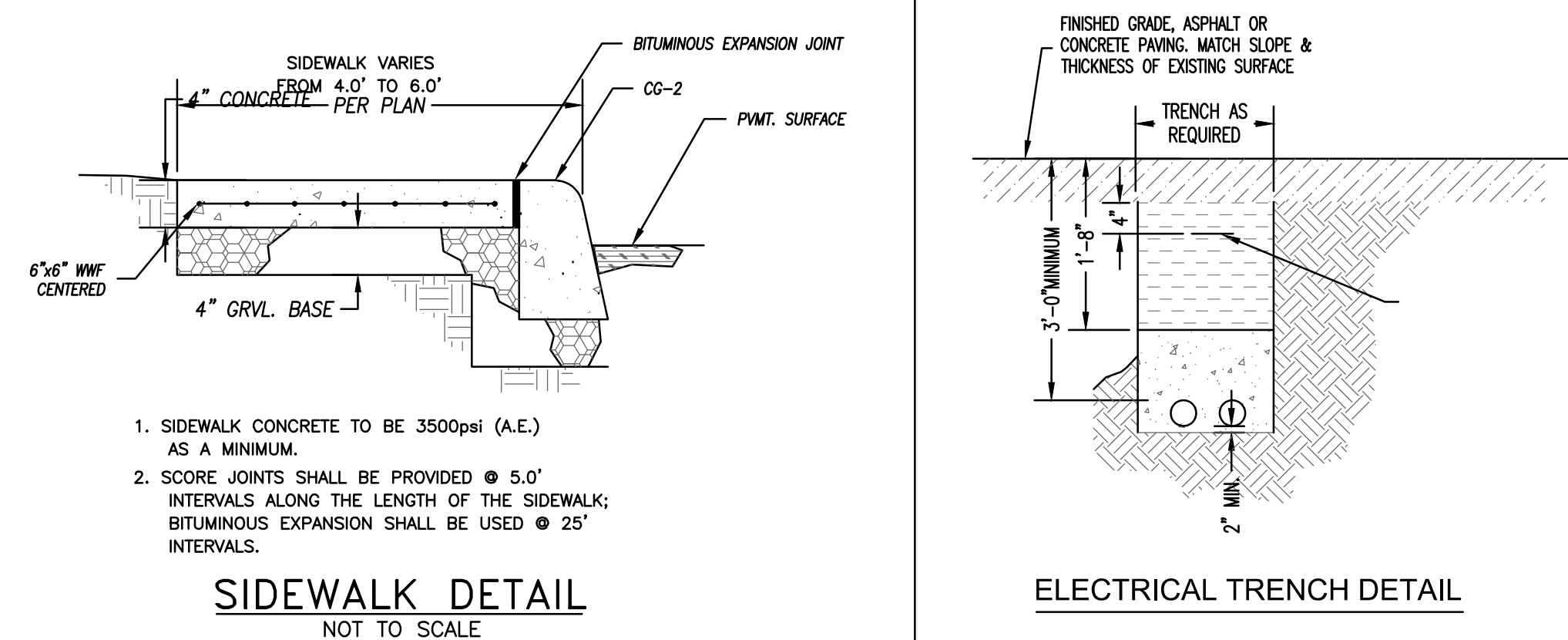
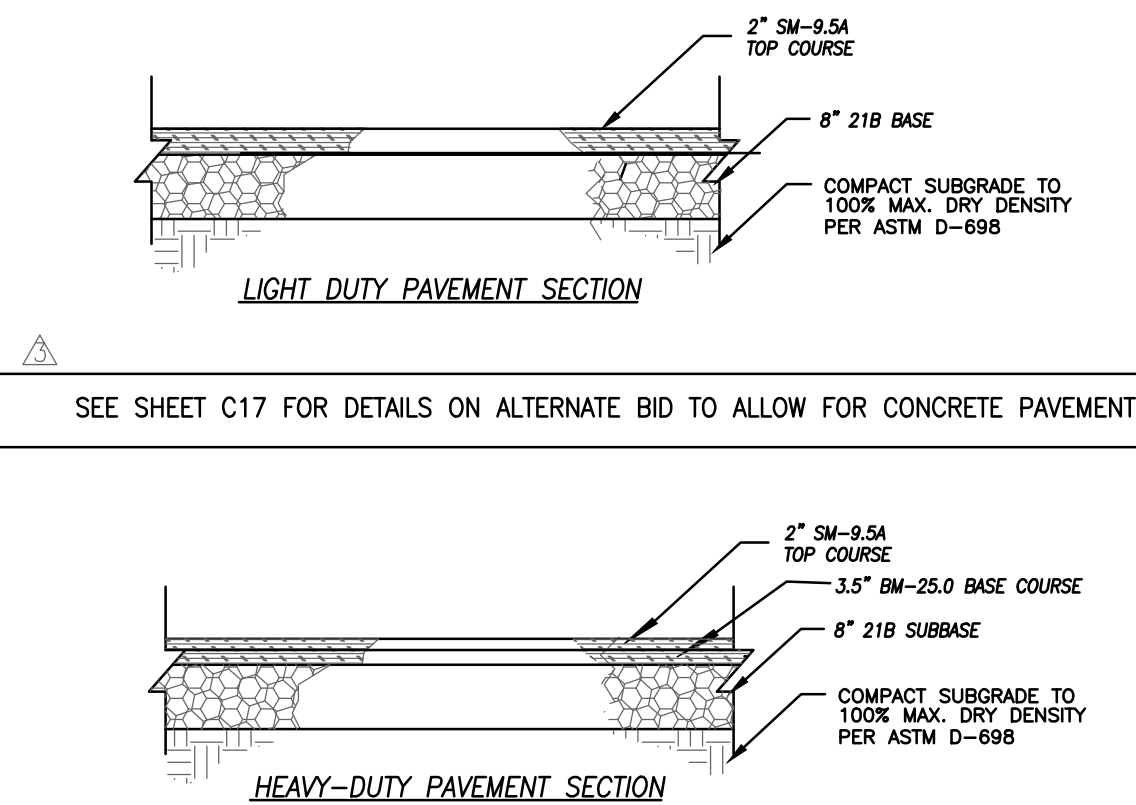
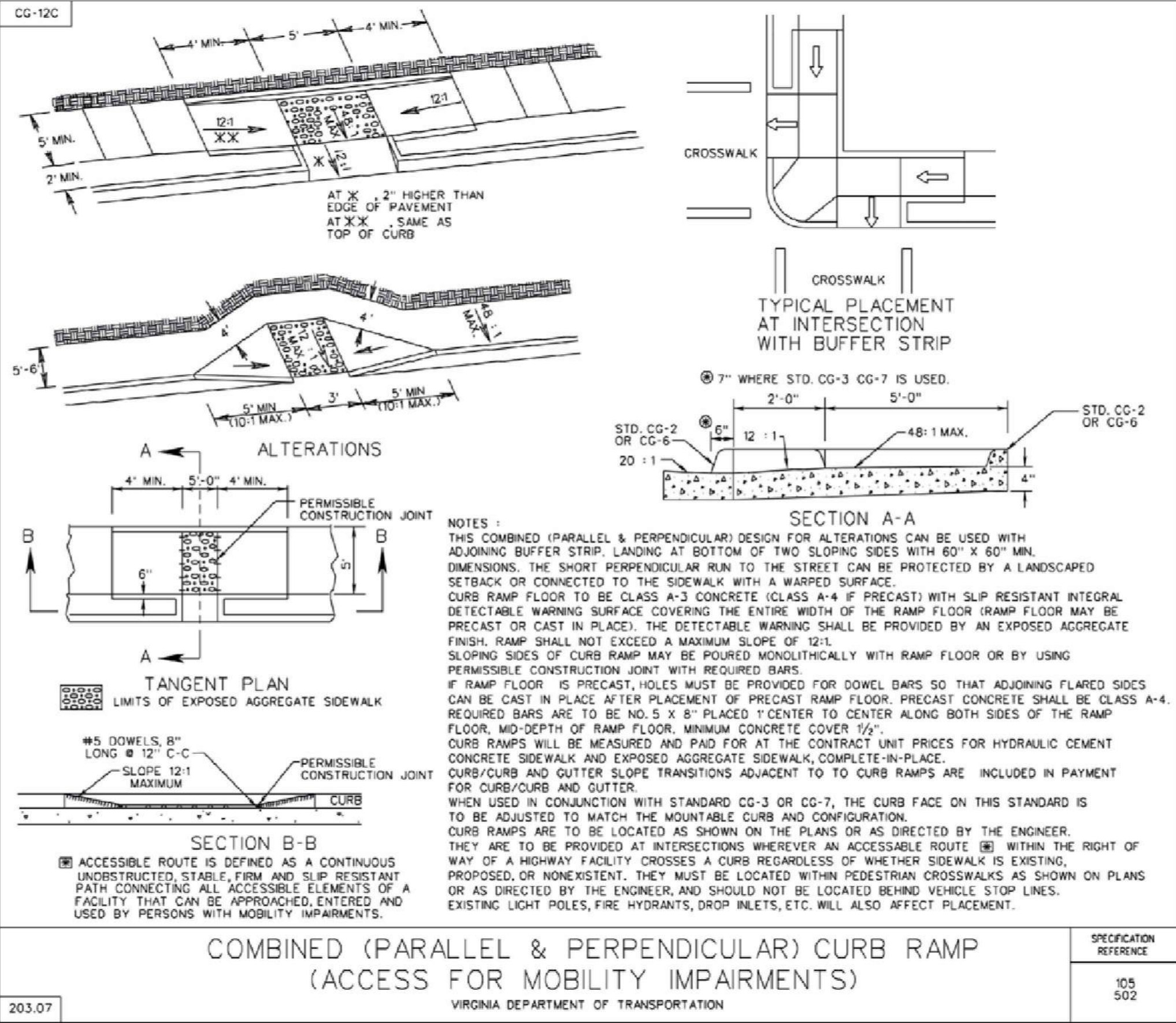


PROJECT:	25071
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**C-201**



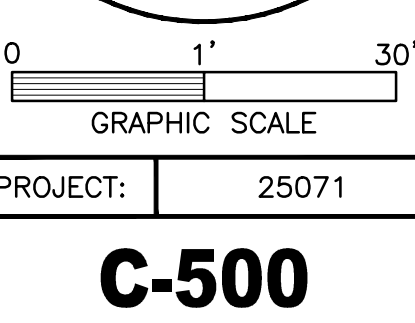
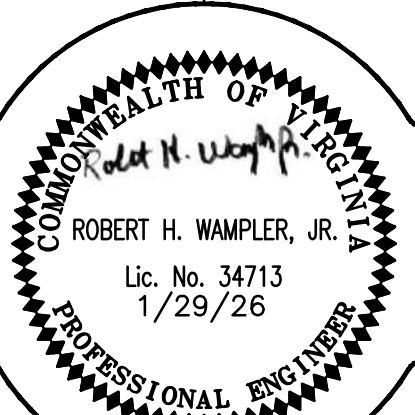
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No.	Description	Date

**DTC MULTIFAMILY PHASE 3  
BOTETOURT COUNTY, VIRGINIA**

**SITE DETAILS**





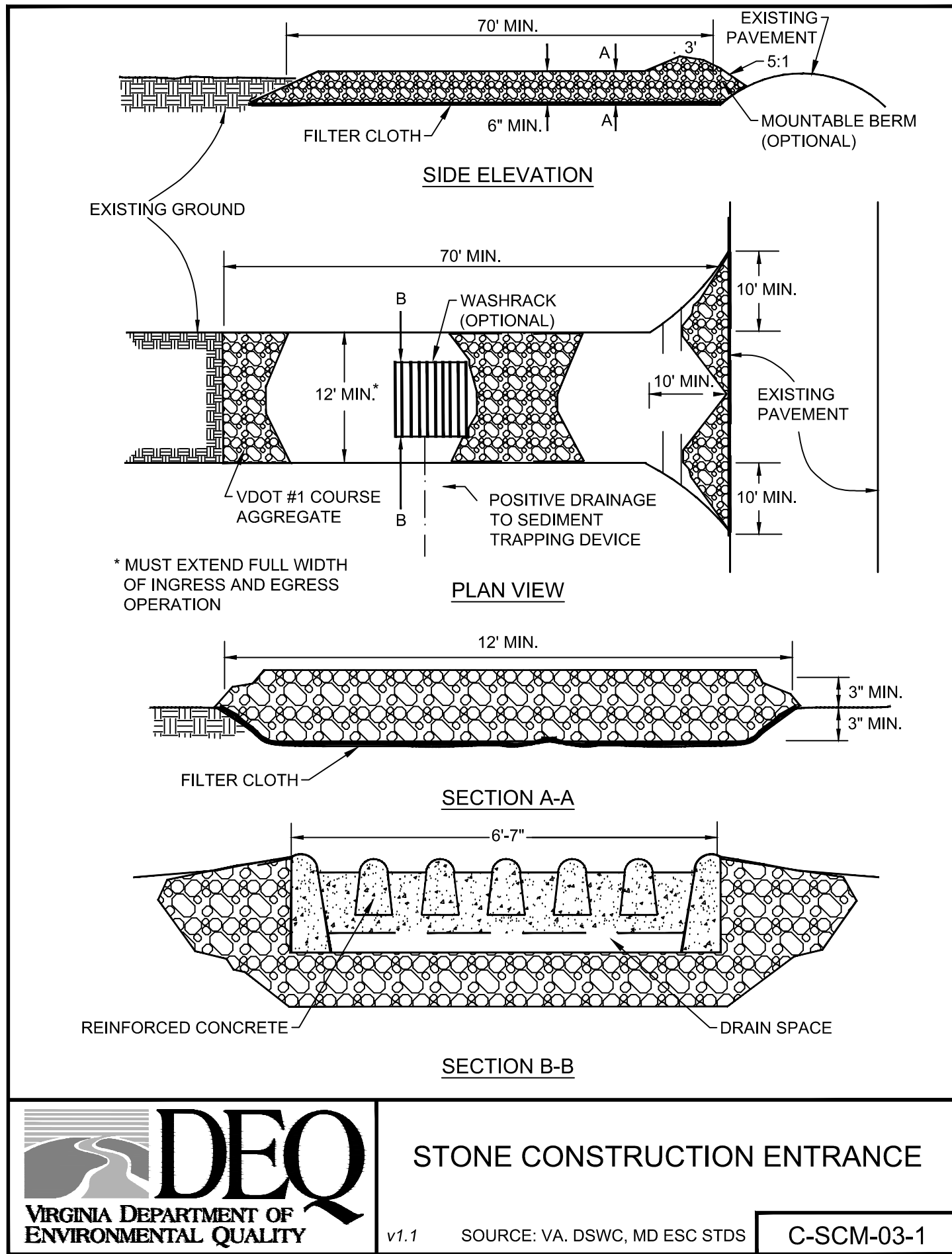




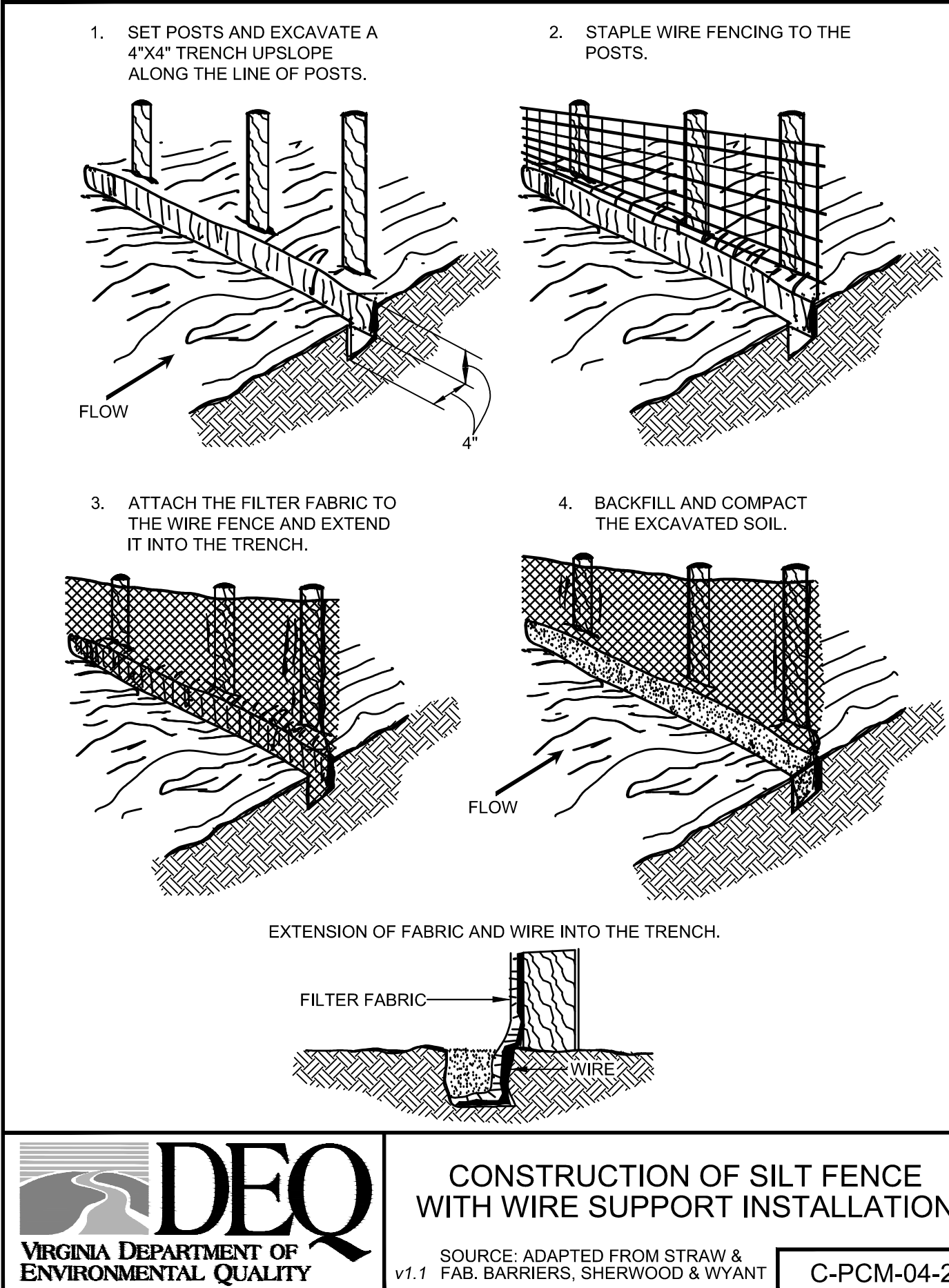
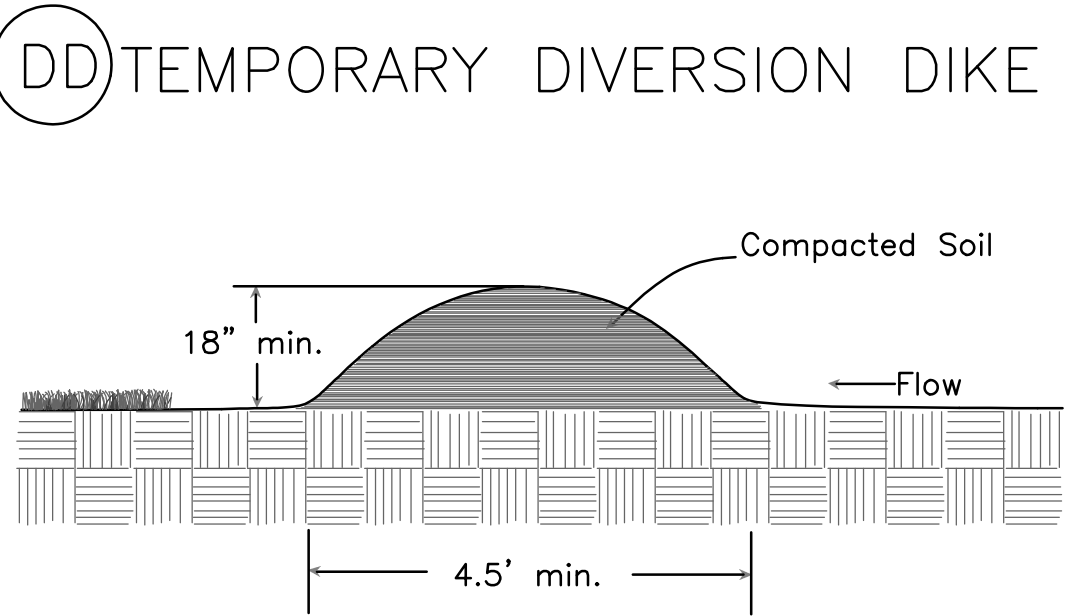
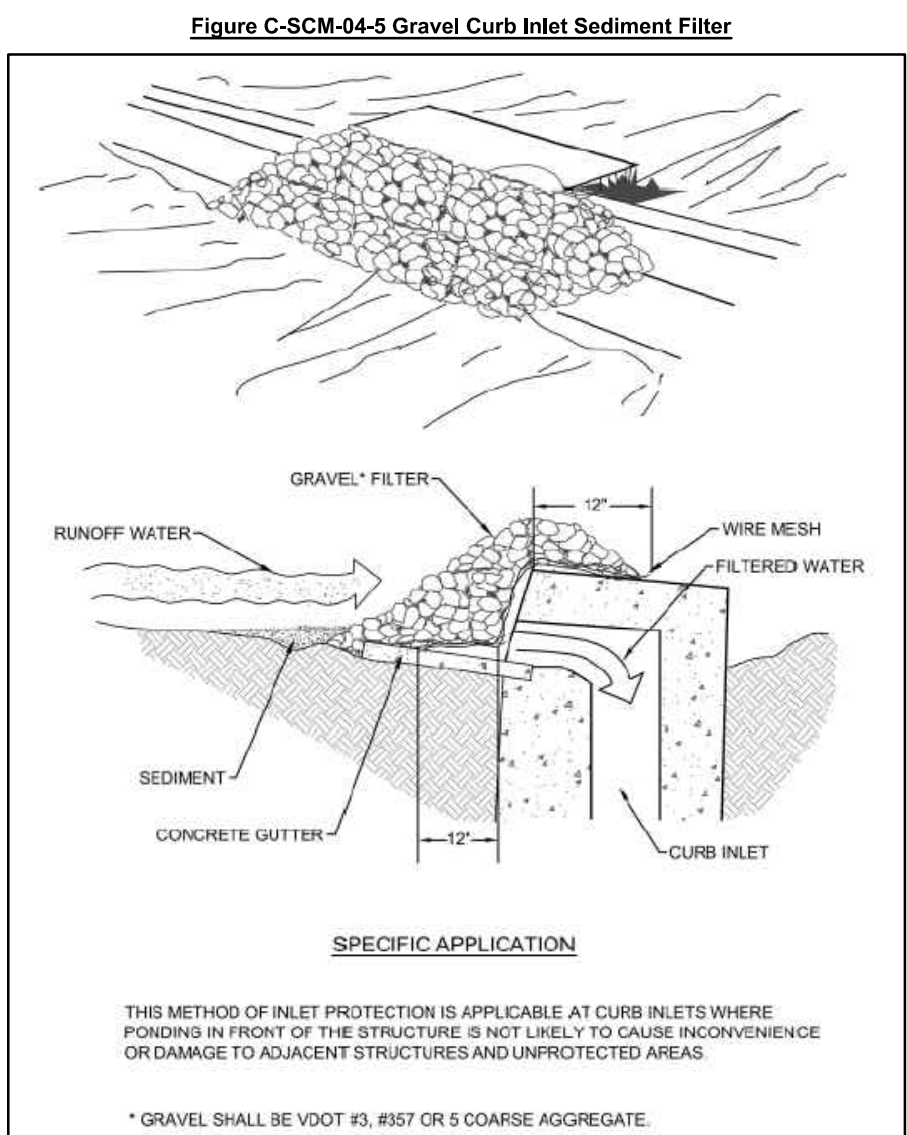




NO.	TITLE	KEY	SYMBOL	NO.	TITLE	KEY	SYMBOL
PCM-01	SAFETY FENCE	(SAF)		SCM-07	ROCK CHECK DAMS	(CD)	
SCM-03	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE	(CE)		ECM-14	LEVEL SPREADER	(LS)	
SCM-02	CONSTRUCTION ROAD STABILIZATION	(CRS)		ENV-01	VEGETATIVE STREAMBANK STABILIZATION	(VSS)	
PCM-02	STRAW BALE BARRIER	(STB)		ENV-02	STRUCTURAL STREAMBANK STABILIZATION	(SSS)	
PCM-04	SILT FENCE	(SF)		ENV-03	TEMPORARY VEHICULAR STREAM CROSSING	(VSC)	
PCM-03	BRUSH BARRIER	(BB)		ENV-04	UTILITY STREAM CROSSING	(USC)	
SCM-04	STORM DRAIN INLET PROTECTION	(IP)		SCM-10	DEWATERING STRUCTURE	(DS)	
SCM-05	CULVERT INLET PROTECTION	(CIP)		SCM-09	TURBIDITY CURTAIN	(TC)	
ECM-04	TEMPORARY DIVERSION DIKE	(DD)		PCM-03	SUBSURFACE DRAIN	(SD)	
ECM-06	TEMPORARY FILL DIVERSION	(FD)		ECM-10	SURFACE ROUGHENING	(SR)	
ECM-07	TEMPORARY RIGHT-OF-WAY DIVERSION	(RWI)		SSM-02	TOPSOILING	(TO)	
ECM-05	DIVERSION	(DV)		SSM-09	TEMPORARY SEEDING	(TS)	
SCM-11	TEMPORARY SEDIMENT TRAP	(ST)		SSM-10	PERMANENT SEEDING	(PS)	
SCM-12	TEMPORARY SEDIMENT BASIN	(SB)		SSM-06	SODDING	(SO)	
ECM-12	TEMPORARY SLOPE DRAIN	(TSD)		SSM-07	BERMUDA GRASS AND ZOYSIAGRASS ESTABLISHMENT	(BS/ZE)	
ECM-11	PAVED FLUME	(PF)		SSM-11	MULCHING	(MU)	
ECM-09	STORMWATER CONVEYANCE CHANNEL	(SCC)		SSM-05	SOIL STABILIZATION BLANKETS AND MATTING	(B/M)	
ECM-15	OUTLET PROTECTION	(OP)		SSM-08	TREES, SHRUBS, VINES AND GROUND COVERS	(VEG)	
ECM-13	RIPRAP	(RR)		SSM-01	TREE PROTECTION AND PRESERVATION	(TP)	
				SCM-01	DUST CONTROL	(DC)	



PS	<u>PERMANENT SEEDING MIXTURE</u>	
	<u>TYPE A</u>	<u>TYPE B (SLOPES 3:1 OR STEEPER)</u>
15 OCTOBER TO 1 FEBRUARY	K-31 FESCUE @ 5 LB / 1000 SF <sup>2</sup>	15 MARCH TO 1 MAY CROWN VETCH @ 1/2 LB / 1000 SF <sup>2</sup>
BONNY WILLY RYE @ 1/2 LB / 1000 SF		PERENNIAL RYE GRASS @ 1/2 LB / 1000 SF <sup>2</sup>
1 FEBRUARY TO 1 JUNE	K-31 FESCUE @ 5 LB / 1000 SF <sup>2</sup>	RED TOP @ 1/8 LB / 1000 SF <sup>2</sup>
ANNUAL RYE @ 1/2 LB / 1000 SF		15 AUGUST TO 1 OCTOBER CROWN VETCH @ 1/2 LB / 1000 SF <sup>2</sup>
1 JUNE TO 1 SEPTEMBER	K-31 FESCUE @ 5 LB / 1000 SF <sup>2</sup>	PERENNIAL RYE GRASS @ 1/2 LB / 1000 SF <sup>2</sup>
GERMAN MILLET @ 1/2 LB / 1000 SF		RED TOP @ 1/8 LB / 1000 SF <sup>2</sup>
1 SEPTEMBER TO 15 OCTOBER	K-31 FESCUE @ 5 LB / 1000 SF <sup>2</sup>	
ANNUAL RYE @ 1/2 LB / 1000 SF		
LIME:	140 LB / 1000 SF <sup>2</sup>	PULVERIZED AGRICULTURAL LIMESTONE
FERTILIZER:	5-20-10 @ 25 LB / 1000 SF <sup>2</sup>	
	38-0-0 @ 7 LB / 1000 SF <sup>2</sup>	
<p>IF REQUIRED, SEEDING SHALL BE USED OVER ALL SEEDED AREAS AND SHALL BE APPLIED IN ACCORDANCE WITH SECTION 1.75 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.</p> <p>SOIL CONDITIONING: INCORPORATION OF LIME AND FERTILIZER, SELECTION OF CERTIFIED SEED, MULCHING, MAINTENANCE OF NEW SEEDINGS, AND RESEEDING SHALL BE IN ACCORDANCE WITH SPECIFICATIONS CONTAINED WITHIN THE VIRGINIA SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION. ADDITIONAL SEEDING TO BE PERFORMED AS REQUIRED BY THE INSPECTOR.</p>		
SEED APPLICATION:	APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTRIPACKER SEEDER, OR HYDROSEEDER ON A FIRM, FRABLE, SEEDBED.	MAXIMUM SEEDING DEPTH SHALL BE 1/4 INCH.

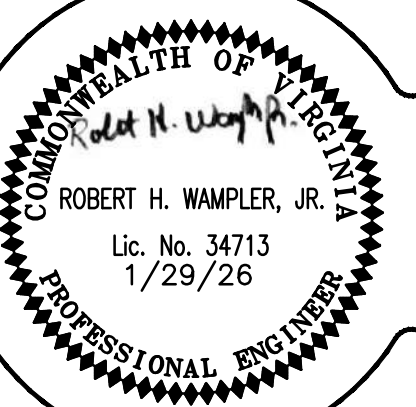


**PROJECT DTC PHASE 3 STORMWATER MANAGEMENT**

THIS PROJECT WILL REQUIRE A VIRGINIA STORMWATER MANAGEMENT PERMIT. CONTRACTOR SHALL MAINTAIN AN UPDATED STORMWATER POLLUTION PREVENTION PLAN ONSITE AT ALL TIMES.

[illegible]

# DTC MULTIFAMILY PHASE 3 BOTETOURT COUNTY, VIRGINIA

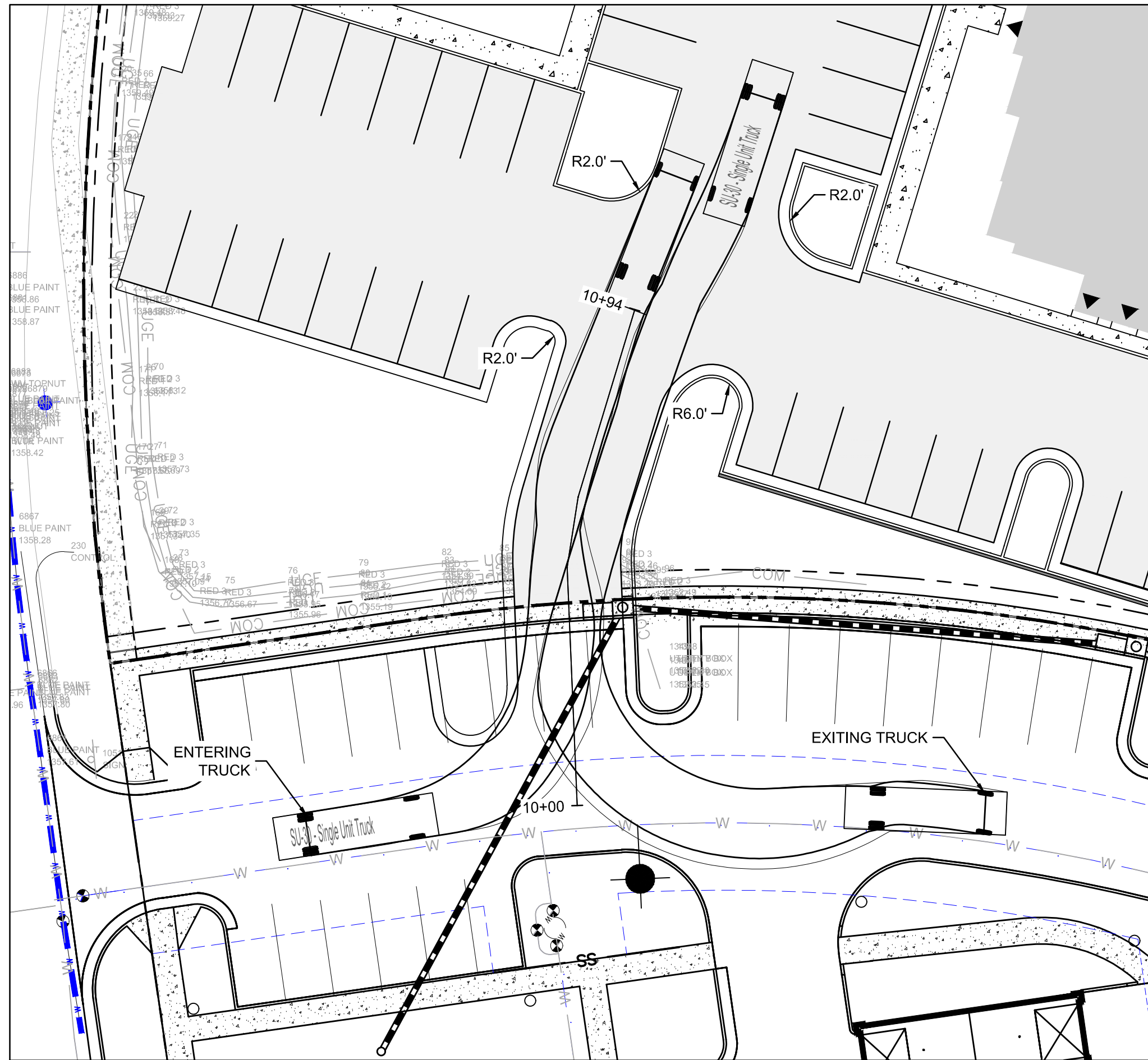


PROJECT:	25071
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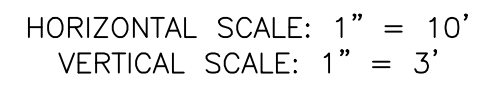
**C-503**



HORIZONTAL SCALE: 1" = 20'



HORIZONTAL SCALE: 1" = 20'

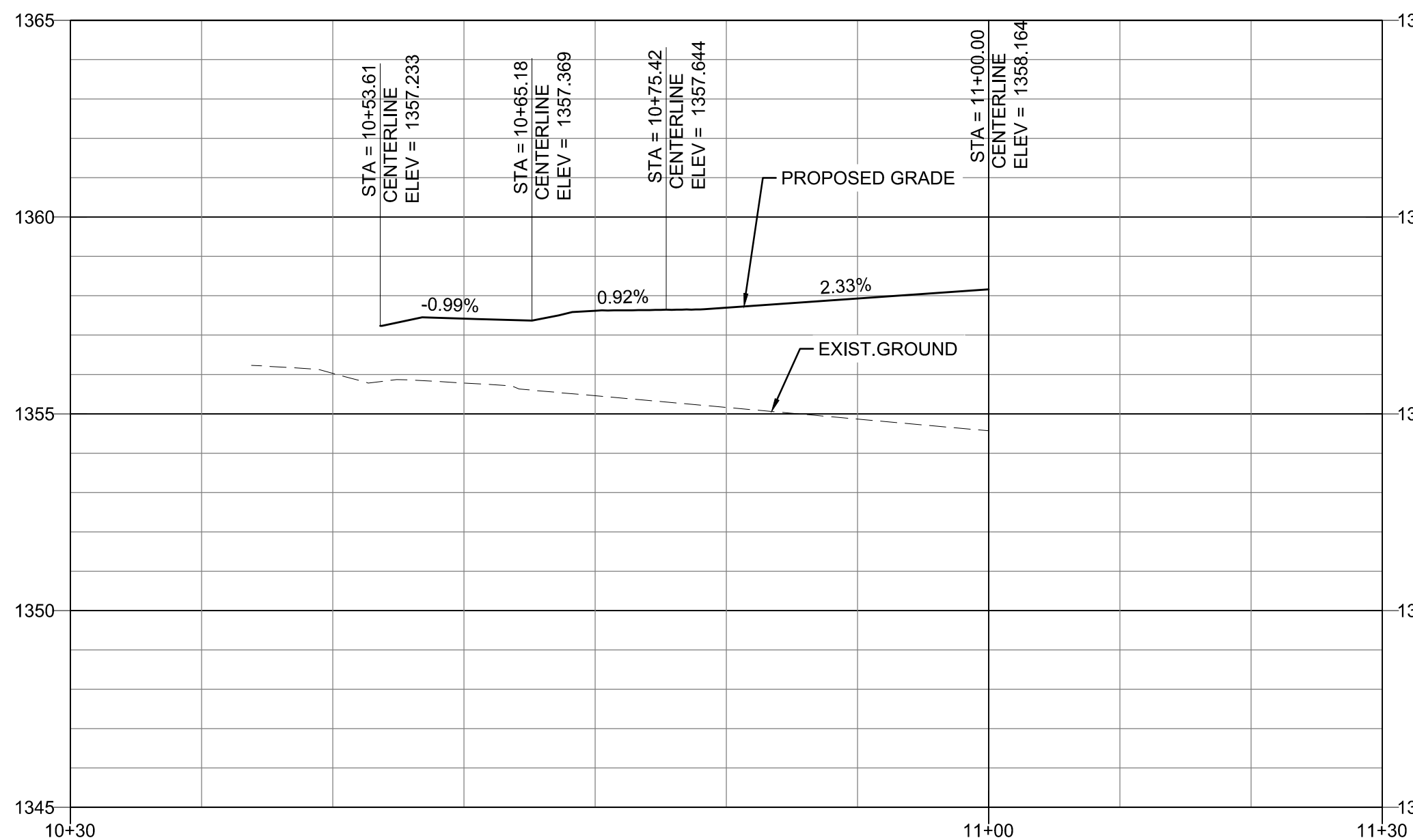




This site plan illustrates the proposed truck entry and exit routes for a development. The plan includes several key features and labels:

- ENTERING TRUCK:** Indicated by an arrow pointing to the start of the entry path.
- EXITING TRUCK:** Indicated by an arrow pointing to the start of the exit path.
- ST:** Labels for streets, including a main street running diagonally and a side street.
- 10+00:** Stationing markers along the main street.
- R3.0':** Radius callouts for curved sections of the truck paths.
- 50'-0" Single Lane Truck:** Dimensions for the truck paths.
- 11+00:** Stationing marker near the exit path.
- 4' x 4':** Dimensions for a small square feature, possibly a manhole or utility access.
- 10' x 10':** Dimensions for a larger rectangular feature, possibly a parking area or utility structure.
- 10' x 10':** Dimensions for another larger rectangular feature.
- 10' x 10':** Dimensions for a fourth larger rectangular feature.
- 10' x 10':** Dimensions for a fifth larger rectangular feature.
- 10' x 10':** Dimensions for a sixth larger rectangular feature.
- 10' x 10':** Dimensions for a seventh larger rectangular feature.
- 10' x 10':** Dimensions for an eighth larger rectangular feature.
- 10' x 10':** Dimensions for a ninth larger rectangular feature.
- 10' x 10':** Dimensions for a tenth larger rectangular feature.
- 10' x 10':** Dimensions for an eleventh larger rectangular feature.
- 10' x 10':** Dimensions for a twelfth larger rectangular feature.
- 10' x 10':** Dimensions for a thirteenth larger rectangular feature.
- 10' x 10':** Dimensions for a fourteenth larger rectangular feature.
- 10' x 10':** Dimensions for a fifteenth larger rectangular feature.
- 10' x 10':** Dimensions for a sixteenth larger rectangular feature.
- 10' x 10':** Dimensions for a seventeenth larger rectangular feature.
- 10' x 10':** Dimensions for an eighteenth larger rectangular feature.
- 10' x 10':** Dimensions for a nineteenth larger rectangular feature.
- 10' x 10':** Dimensions for a twentieth larger rectangular feature.
- 10' x 10':** Dimensions for a twenty-first larger rectangular feature.
- 10' x 10':** Dimensions for a twenty-second larger rectangular feature.
- 10' x 10':** Dimensions for a twenty-third larger rectangular feature.
- 10' x 10':** Dimensions for a twenty-fourth larger rectangular feature.
- 10' x 10':** Dimensions for a twenty-fifth larger rectangular feature.
- 10' x 10':** Dimensions for a twenty-sixth larger rectangular feature.
- 10' x 10':** Dimensions for a twenty-seventh larger rectangular feature.
- 10' x 10':** Dimensions for a twenty-eighth larger rectangular feature.
- 10' x 10':** Dimensions for a twenty-ninth larger rectangular feature.
- 10' x 10':** Dimensions for a thirtieth larger rectangular feature.
- 10' x 10':** Dimensions for a thirty-first larger rectangular feature.
- 10' x 10':** Dimensions for a thirty-second larger rectangular feature.
- 10' x 10':** Dimensions for a thirty-third larger rectangular feature.
- 10' x 10':** Dimensions for a thirty-fourth larger rectangular feature.
- 10' x 10':** Dimensions for a thirty-fifth larger rectangular feature.
- 10' x 10':** Dimensions for a thirty-sixth larger rectangular feature.
- 10' x 10':** Dimensions for a thirty-seventh larger rectangular feature.
- 10' x 10':** Dimensions for a thirty-eighth larger rectangular feature.
- 10' x 10':** Dimensions for a thirty-ninth larger rectangular feature.
- 10' x 10':** Dimensions for a fortieth larger rectangular feature.
- 10' x 10':** Dimensions for a forty-first larger rectangular feature.
- 10' x 10':** Dimensions for a forty-second larger rectangular feature.
- 10' x 10':** Dimensions for a forty-third larger rectangular feature.
- 10' x 10':** Dimensions for a forty-fourth larger rectangular feature.
- 10' x 10':** Dimensions for a forty-fifth larger rectangular feature.
- 10' x 10':** Dimensions for a forty-sixth larger rectangular feature.
- 10' x 10':** Dimensions for a forty-seventh larger rectangular feature.
- 10' x 10':** Dimensions for a forty-eighth larger rectangular feature.
- 10' x 10':** Dimensions for a forty-ninth larger rectangular feature.
- 10' x 10':** Dimensions for a fiftieth larger rectangular feature.

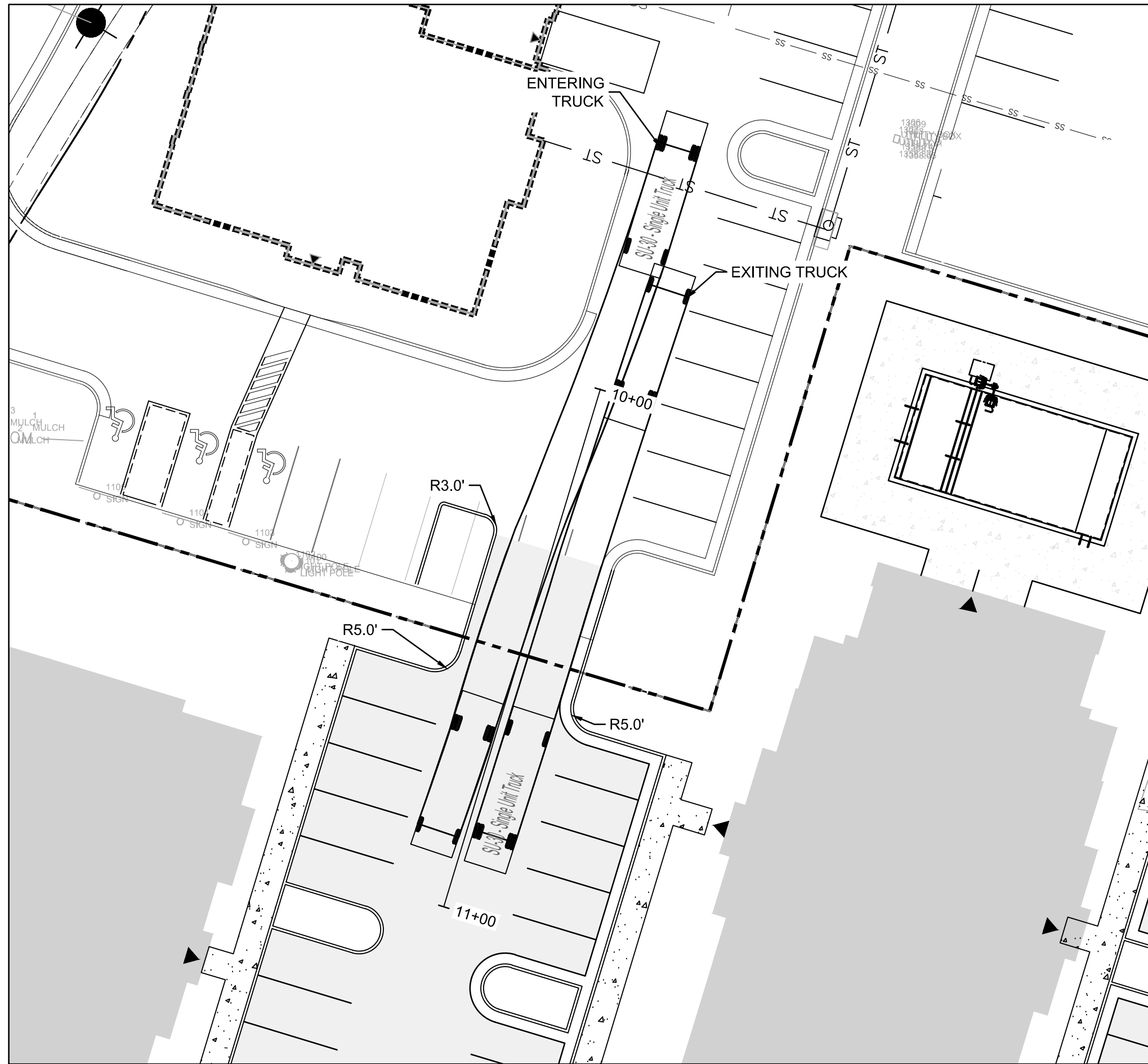
**PROFILE VIEW - ENTRANCE MANEUVERING 3**  
HORIZONTAL SCALE: 1" = 20'



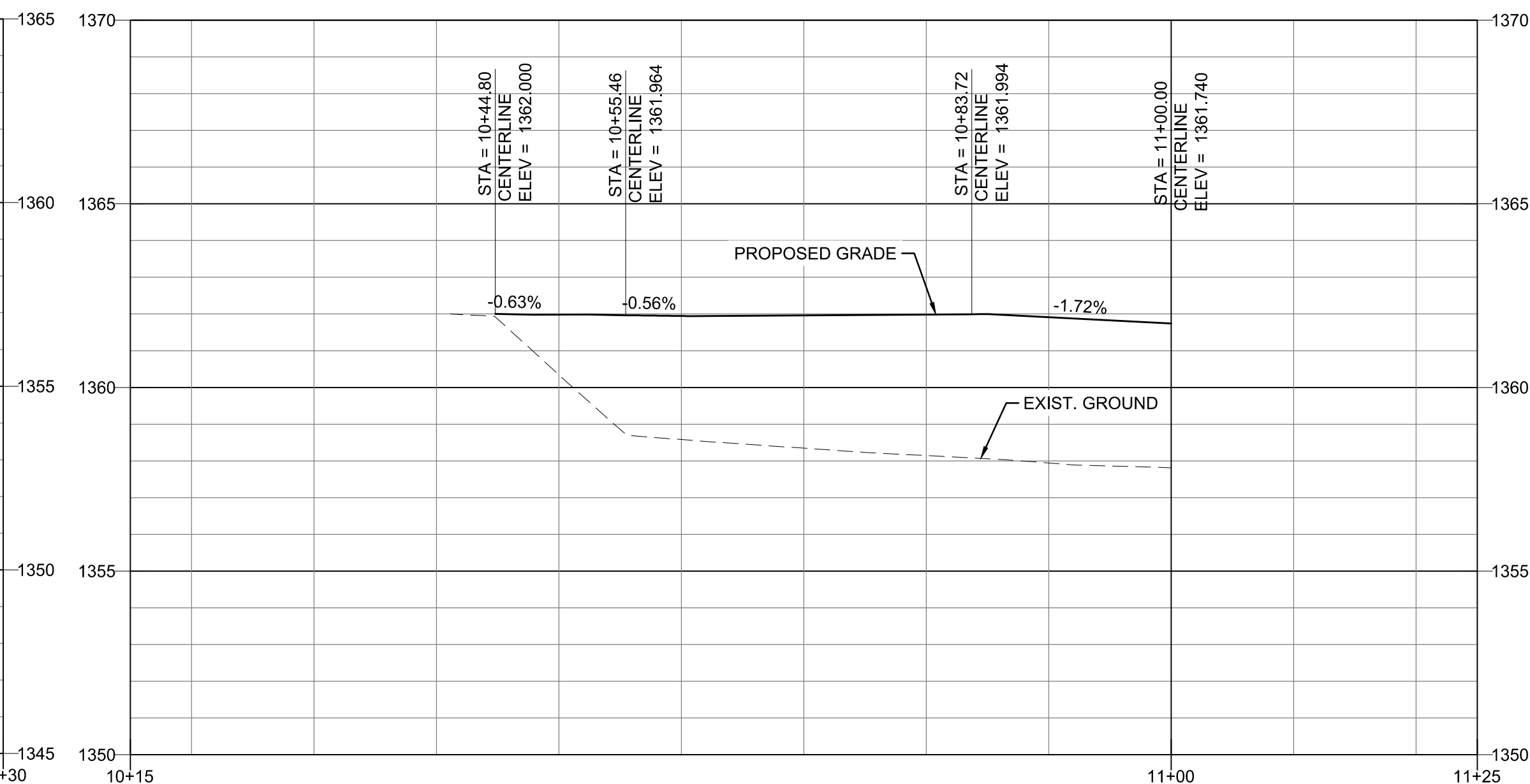
PROFILE VIEW - ENTRANCE MANEUVERING 3

HORIZONTAL SCALE: 1" = 10'

VERTICAL SCALE: 1" = 3'



**PROFILE VIEW - ENTRANCE MANEUVERING 4**  
HORIZONTAL SCALE: 1" = 20'



PROFILE VIEW - ENTRANCE MANEUVERING 4

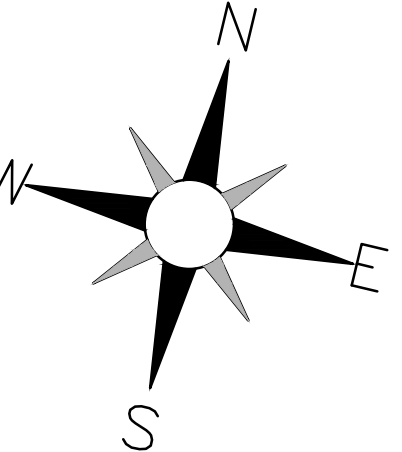
HORIZONTAL SCALE: 1" = 10'

VERTICAL SCALE: 1" = 3'



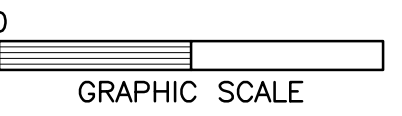
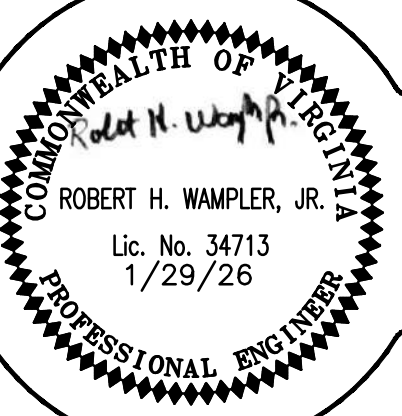
**ENGINEERING  
CONCEPTS, INC.**

94 GREENFIELD STREET  
DALEVILLE, VIRGINIA 24083  
540.473.1253

[illegible]

**DTC MULTIFAMILY PHASE 3  
BOTETOURT COUNTY, VIRGINIA**

## MISCELLANEOUS DETAILS



PROJECT:	25071
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**C-505**



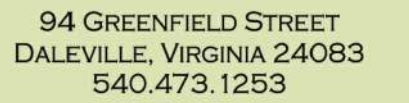
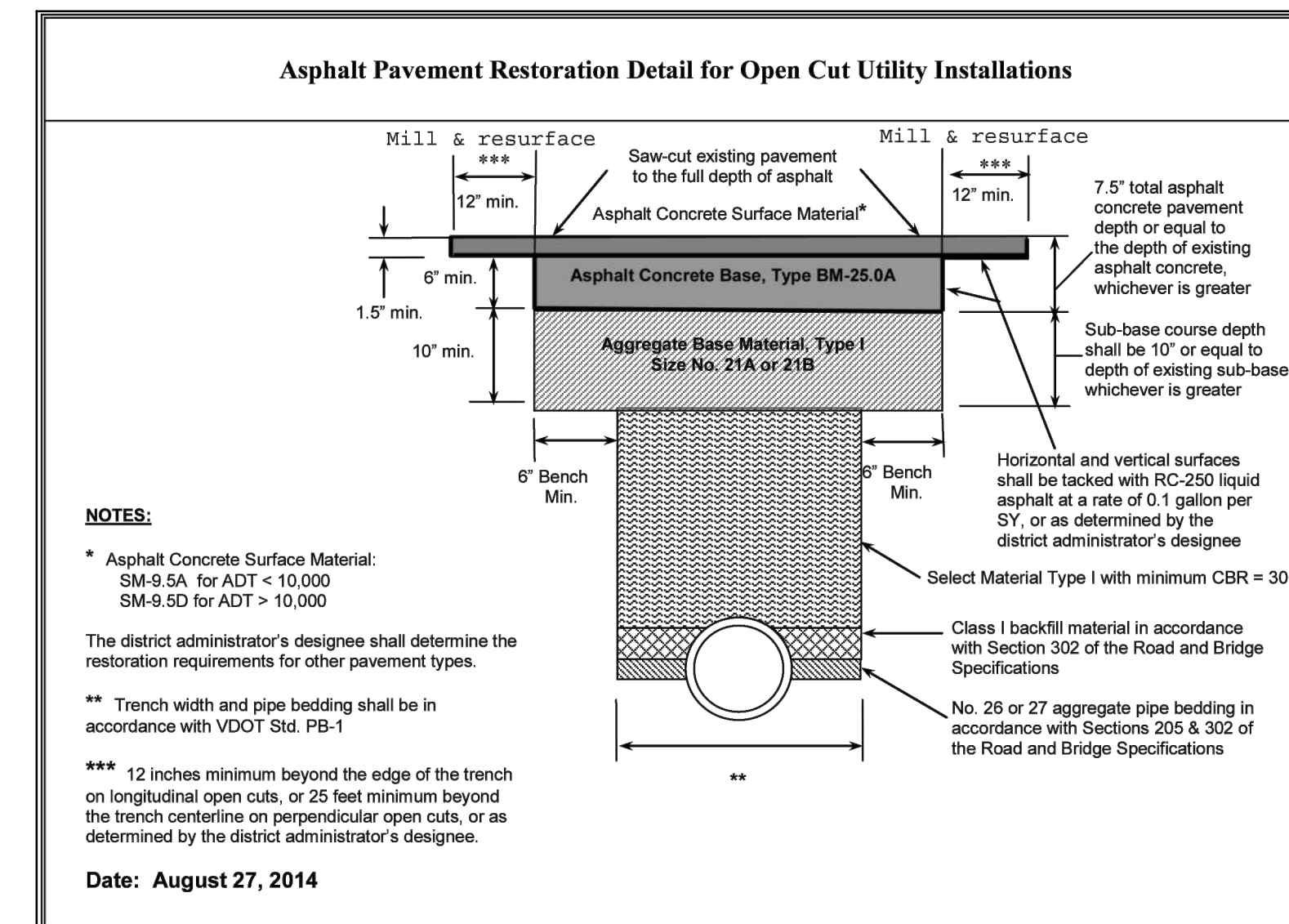
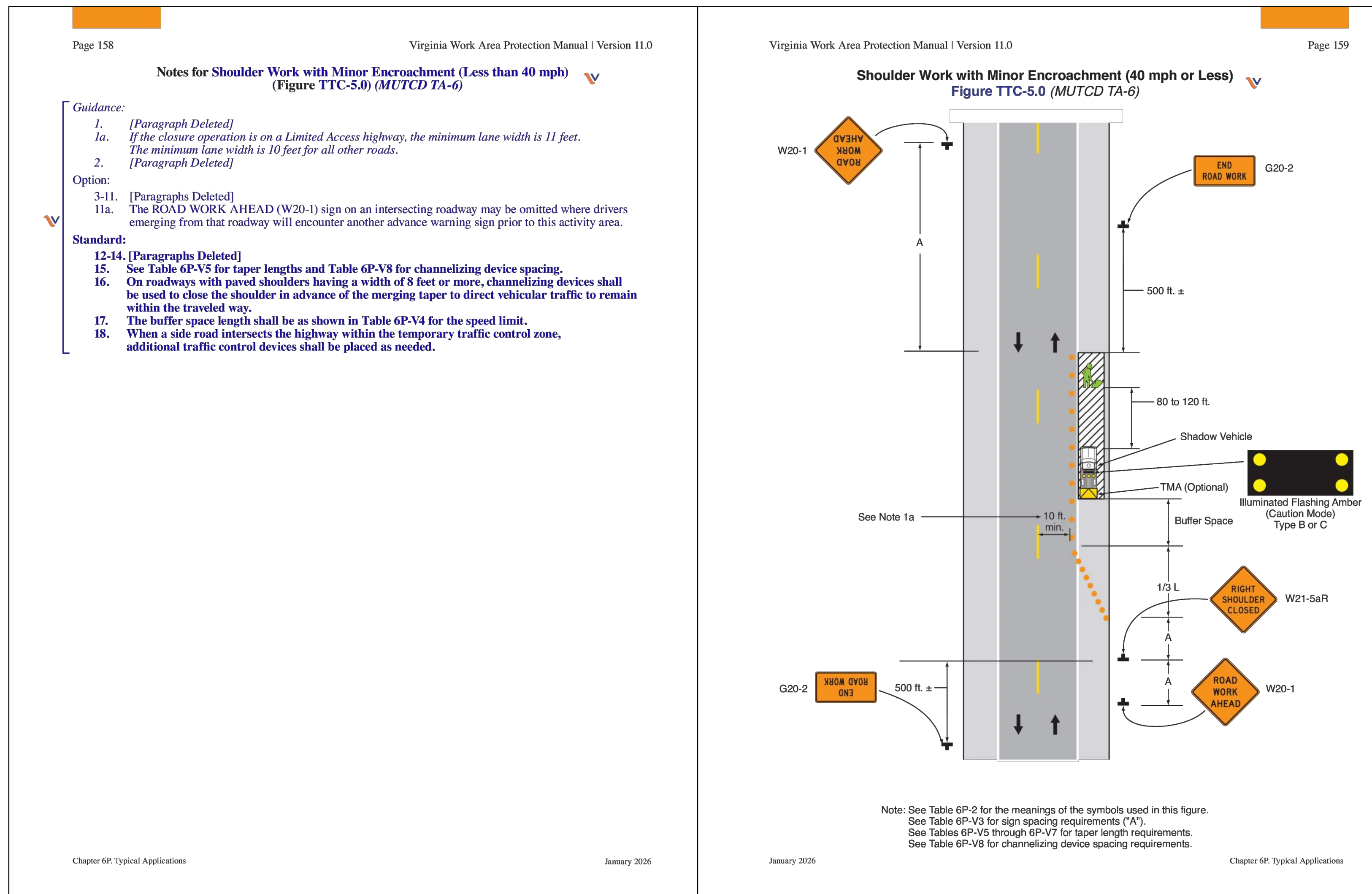
- 1) TRAFFIC IS TO BE MAINTAINED THROUGHOUT THE PROJECT. AUTHORIZED WORK DAYS AND HOURS ARE TO BE IN ACCORDANCE WITH THE VDOT LAND USE PERMIT. ALTERNATIVE TIMES ARE TO BE REQUESTED BY THE CONTRACTOR; TO BE APPROVED BY VDOT.
- 2) ACCESS TO RESIDENTIAL AND COMMERCIAL PROPERTIES SHALL BE MAINTAINED AT ALL TIMES WITHOUT UNDUE DELAYS.
- 3) ALL WORK SHALL BE DONE IN ACCORDANCE WITH REQUIREMENTS OF VDOT STANDARDS AND SPECIFICATIONS IN THE 2016 ROAD AND BRIDGE STANDARDS AND 2020 SPECIFICATIONS, AND THE VIRGINIA WORK AREA PROTECTION MANUAL VERSION 11.0, JANUARY 2022.
- 4) TRAFFIC BARRIER SERVICE SHALL BE INSTALLED AND REMOVED SO AS NOT TO PRESENT ANY BLUNT END OR HAZARD TO MOTORING PUBLIC. THE PLACEMENT AND REMOVAL OF TRAFFIC BARRIER SERVICE AND BARRICADES ARE TO BE COORDINATED WITH VDOT.
- 5) CONTRACTOR SHALL BEGIN CONSTRUCTION ACTIVITIES SO THAT WORK MAY BEGIN AND END AS QUICKLY AS POSSIBLE. ONCE CONSTRUCTION BEGINS, CONTRACTOR SHALL PROSECUTE WORK CONTINUOUSLY UNTIL NORMAL TRAFFIC PATTERNS MAY BE USED.
- 6) IDLE CONSTRUCTION EQUIPMENT SHALL NOT IMPACT SIGHT DISTANCES AT INTERSECTIONS OR ENTRANCES. DURING HOURS OF NO WORK, WHICH INCLUDES OVERNIGHT, THE CONTRACTOR'S EQUIPMENT SHALL BE STORED OUTSIDE OF THE ROAD DESIGN CLEAR ZONE OF EIGHT (8) FEET MINIMUM AND DEFLECTION AREA OF SIX (6) FEET EIGHT (8) INCHES MINIMUM, AS REQUIRED IN THE VIRGINIA WORK AREA PROTECTION MANUAL, APPENDIX A.
- 7) PROVIDE TEMPORARY DITCHES OR PIPES AS NECESSARY TO ACCOMPLISH THE WORK.

1. PUBLIC COMMUNICATION PLAN CONTACTS:

A. SALEM TRAFFIC CONTROL CENTER (540) 375-0170".

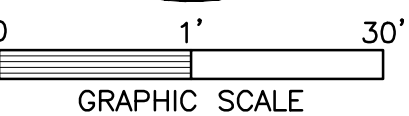
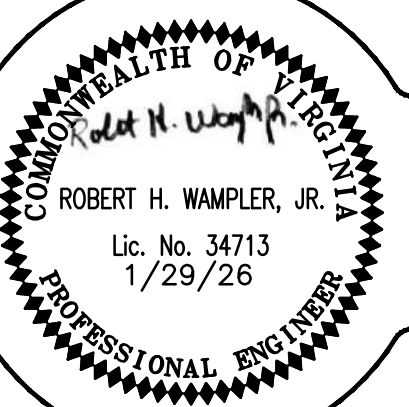
\*THE TRAFFIC CONTROL CENTER SHOULD BE NOTIFIED OF PROPOSED LANE CLOSURES AT THE BEGINNING AND END OF EACH WORK DAY.

a. BOTETOURT COUNTY SHERIFF	540.473.8230
b. BOTETOURT COUNTY FIRE & RESCUE	540.928.2201
c. BOTETOURT COUNTY SCHOOLS	540.473.8263
d. BOTETOURT COUNTY BOARD OF SUPERVISORS ADMINISTRATOR OFFICE	540.928.2068
e. VIRGINIA STATE POLICE	540.375.9500

[illegible]

**DTC MULTIFAMILY PHASE 3  
BOTETOURT COUNTY, VIRGINIA**

VDOT NOTES &amp; DETAILS



PROJECT:	25071
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**C-506**



BROAD STREET  
ROUTE 1193

45' RIGHT OF WAY  
PB 66 PG 90

BUILDING #2  
FFE: 1362.70

Roof (2-5)  
0.19 AC.

Roof (2-6)  
0.06 AC.

DA '4'  
0.34 AC.

DA '5'  
0.12 AC.

DA '6'  
0.28 AC.

Roof (1-5)  
0.09 AC.

Roof (1-6)  
0.09 AC.

Roof (1-7)  
0.09 AC.

Roof (1-8)  
0.09 AC.

DA '2'  
0.13 AC.

DA '3'  
0.09 AC.

DA '7'  
0.11 AC.

DA '8'  
0.11 AC.

DA '9'  
0.52 AC.

POOL

4-STORY HOTEL  
79 ROOMS

Town Center St

