

SITE SUMMARY

OWNER/DEVELOPER: MARTIN & DIANE HELLKAMP
6803 SUNCREST DRIVE
ROANOKE, VIRGINIA 24014

TAX MAP NUMBERS: 087.16-01-41.00-0000

LOT ACREAGE: 7.45 AC

ZONING: R-1

DISTURBED AREA: APPROX. 1.35 AC.

SITE NOTES:

1. G.C. SHALL OBTAIN ALL REQUIRED PERMITS FROM ROANOKE COUNTY PRIOR TO THE START OF CONSTRUCTION.
2. G.C. SHALL ENSURE POSITIVE DRAINAGE AWAY FROM THE PROPOSED HOUSE.

ESC SEQUENCE OF CONSTRUCTION

1. INSTALL CONSTRUCTION ENTRANCE FROM PEREGRINE CREST CIRCLE AS FIRST STEP IN CONSTRUCTION.
2. AFTER THE CONSTRUCTION SITE IS ACCESSED, INSTALL SILT FENCE WHERE SHOWN.
3. STRIP AND STOCKPILE TOPSOIL.
4. INSTALL CULVERTS IN THE AREAS SHOWN.
5. AFTER CULVERTS ARE INSTALLED, INSTALL CULVERT INLET AND OUTLET PROTECTION.
6. PERFORM MAJOR GRADING OPERATIONS AND RETAINING WALL CONSTRUCTION.
7. CHECK DAMS TO BE INSTALLED IN DITCH LINE AS DRIVEWAY IS CONSTRUCTED.
8. ALL DENUDED AREAS SHALL BE SEEDED AND STABILIZED AS NOTED ON THE PLANS. SLOPES STEEPER THAN 3:1 SHALL RECEIVE BLANKET MATTING.
9. AFTER FINAL STABILIZATION IS ACHIEVED SILT FENCE AND CHECK DAMS MAY BE REMOVED.
10. REMOVE CONSTRUCTION ENTRANCE AND PAVE DRIVEWAY.
11. ROANOKE COUNTY INSPECTION AND APPROVAL REQUIRED PRIOR TO REMOVAL OF ANY ESC MEASURES.

GENERAL WATER & SEWER NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST WWA DESIGN AND CONSTRUCTION STANDARDS.
2. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WWA 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 WWA.
4. FIELD CORRECTIONS SHALL BE APPROVED BY THE WWA PRIOR TO SUCH CONSTRUCTION.
5. 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 OTHER UTILITIES. WHERE THIS CANNOT BE ACHIEVED, ADDITIONAL MEASURES IN ACCORDANCE WITH WWA STANDARDS SHALL BE ENFORCED.
6. ANY EXISTING APPURTENANCES SHOULD BE ADJUSTED TO GRADE AND NEW FRAME AND COVERS INSTALLED WHERE REQUIRED.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND POTHOLED TO VERIFY LOCATIONS. THE WWA PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.

SEWER NOTES

1. ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WWA.
2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE WWA DESIGN AND CONSTRUCTION STANDARDS.

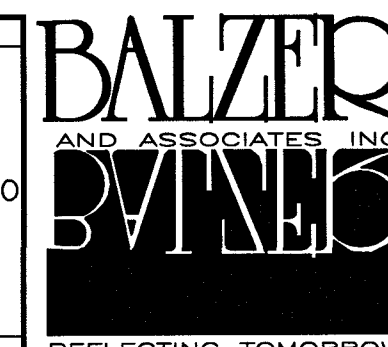
WATER NOTES

1. ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WWA.
2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE WWA DESIGN AND CONSTRUCTION STANDARDS.

ESC LEGEND

REFER TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK FOR DETAILS

3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE
3.05	SILT FENCE	SF
3.08	CULVERT INLET PROTECTION	CIP
3.18	OUTLET PROTECTION	OP
3.20	ROCK CHECK DAM	CD
3.35	MULCHING	MU
3.36	SOIL STABILIZATION BLANKETS & MATTING	B/M
3.31	TEMPORARY SEEDING	TS
3.32	PERMANENT SEEDING	PS



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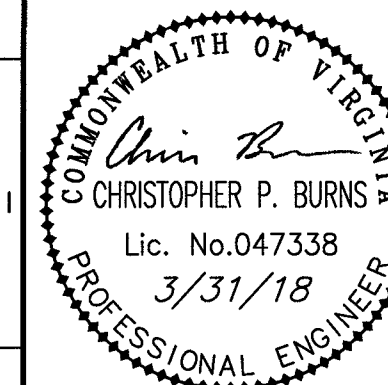
Balzer and Associates, Inc.

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Roanoke, VA 24018

540-772-9580

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HELLKAMP RESIDENCE

5300 PEREGRINE CREST CR

UTILITY + GRADING & ESC PLAN

CAVE SPRING
ROANOKE COUNTY, VIRGINIA

DRAWN BY EJP

DESIGNED BY CPB

CHECKED BY CPB

DATE 3/2/2018

SCALE 1"=20'

REVISIONS:

3/20/2018

3/31/2018

SHEET NO.

ESC-3

JOB NO. 04180007.00

