

GENERAL NOTES

PRE-CONSTRUCTION MEETING AND CONSTRUCTION COMMENCEMENT:

- All construction methods and materials shall conform to the Construction Standards and Specifications of Roanoke County, the Western Virginia Water Authority, and the Virginia Department of Transportation.
- Stormwater Management Agreements with an attached 8 1/2" x 11" or 8 1/2" x 14" plan must be approved and recorded prior to the pre-construction meeting.
- Once all required items are submitted to the County of Roanoke, the developer must contact the Development Review Coordinator to indicate that a pre-construction meeting needs to be scheduled. The pre-construction meeting will be scheduled with the owner/developer two (2) working days later on site.
- All land disturbing projects that require approval of an erosion and sediment control plan, grading or clearing permit shall require that the applicant provide the name of an individual who will be responsible for land disturbing activities and that the individual hold a Responsible Land Disturber (RLD) Certificate from the Department of Environmental Quality. The Responsible Land Disturber can be anyone from the Project team that is certified by the Commonwealth of Virginia to be in charge of carrying out the land disturbing activity for the project.
- It is the responsibility of the owner/developer to notify the certified Responsible Land Disturber and the Utility Contractor to attend the pre-construction meeting.
- The Development Review Coordinator will schedule the pre-construction meeting with the County Review Engineer, the County Inspector, and the Western Virginia Water Authority and the Town of Vinton Public Works Department if applicable.
- An approved set of plans, Storm Water Pollution Prevention Plan (SWPPP), VSPM coverage letter, and all permits must be available at the construction site at all times.
- The developer and/or contractor shall supply all utility companies with copies of approved plans, advising them that all grading and installation shall conform to approved plans.
- The project engineer will inform the owner/developer verbally and in writing of the County's obligation to perform inspections on site. Everyone in the meeting will be required to sign a pre-construction checklist indicating their knowledge of Roanoke County's obligation to perform inspections on site.
- The Erosion Control Permit or Combined Erosion Control & VSPM Permit is given to the developer at this pre-construction meeting.
- Notify the County of Roanoke prior to beginning installation of ESC measures. The County will inspect initial installations to ensure compliance with approved plan prior to start of grading. The developer SHALL contact the project inspector 24 hours before beginning any grading or construction on the property.
- County inspectors must inspect storm drain / stormwater management / BMP installations during the process of installation. Please contact the inspector 24 hours in advance.
- All work shall be subject to inspection by Roanoke County, the Western Virginia Water Authority and the Virginia Department of Transportation Inspectors.
- Contractors shall notify utilities of proposed construction at least two (2), but not more than ten (10) working days in advance. Area public utilities may be notified thru "Miss Utility" 1-800-552-7001 or VA 811.
- The 100 year Floodway shall be staked prior to any construction.
- Grade stakes shall be set for all curb and gutter, culvert, sanitary sewer and storm sewer at all times of construction.
- The Department of Community Development shall be notified when a spring is encountered during construction.
- The construction debris shall be containerized in accordance with the Virginia Litter Control Act. No less than one litter receptacle shall be provided on site.
- The contractor shall provide adequate means of clearing mud from trucks and/or other equipment prior to entering public streets or rights of ways. It is the contractors responsibility to insure that the streets are in a clean, mud and dust free condition at all times.
- Plan approval in no way relieves the developer or contractors of the responsibilities contained within the erosion and sediment control or stormwater management policies.
- Field construction shall honor proposed drainage divides as shown on plans.
- Field corrections shall be approved by the Roanoke County Engineering Division and/or the Western Virginia Water Authority and the Professional of Record, prior to such construction.
- The developer or contractor shall supply the County and the Western Virginia Water Authority with correct As-Built plans before final acceptance.

VIRGINIA DEPARTMENT OF TRANSPORTATION:

- Plan approval by Roanoke County does not guarantee issuance of any permits by the Virginia Department of Transportation.
- A permit must be obtained from the Virginia Department of Transportation, Salem Residency Office prior to construction in the highway right-of-way.
- The preliminary pavement designs should be based on a predicted sub-grade CBR value of 7.0 and with a Resiliency Factor (RF) of 2.0 as shown in Appendix I of the 2000 Virginia Department of Transportation Pavement Design Guide for Subdivision and Secondary Roads. The sub-grade soil is to be tested by an independent laboratory and the results submitted to the Virginia Department of Transportation prior to base construction. Should the sub-grade CBR value and/or the RF value be less than the predicted values, additional base material will be required in accordance with experimental specifications. Refer to the design manual for the number and locations of the required soil samples to be tested. All pavement designs shall be submitted to the Department for review and approval. The sub-grade shall be approved by the Virginia Department of Transportation prior to placement of the base. Base shall be approved by the Virginia Department of Transportation for depth, template, and compaction before the surface is applied.
- Standard guardrail with safety end sections may be required on fills or in areas where hazards exist as deemed necessary. After completion of rough grading operations, the County Engineer and Virginia Department of Transportation shall be contacted to schedule a field review. Where guard rail is warranted, the standard shoulder width shall be provided and the guard rail shall be installed in accordance with the 2001 VDOT Road and Bridge Standards as part of this development.
- Standard street and traffic control signs shall be erected at each intersection by the developer prior to final street acceptance.
- All traffic devices shall be in accordance with current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All unsuitable material shall be removed from the construction limits of the roadway before placing embankment.

See Sheet **C16** for Stormwater Site Statistics Table.
See Sheet **C16** for New BMP Information Table.

The Project Engineer shall provide electronic copies of the approved plans to the Development Review Coordinator within 5 working days of the pre-construction meeting.
The notes on this sheet shall not be modified.



COUNTY OF ROANOKE, VA

MASON'S CREST - SECTION 3

MAGISTERIAL DISTRICT(S) CAVE SPRING

OWNER (name, address, telephone) MC LAND ACQUISITION LLC
2404 ELECTRIC ROAD, SUITE B
ROANOKE, VA 24018 ATTN: ROBERT FRALIN, (540) 204-4247

DEVELOPER (name, address, telephone) MC LAND ACQUISITION LLC
2404 ELECTRIC ROAD, SUITE B
ROANOKE, VA 24018 ATTN: ROBERT FRALIN, (540) 204-4247

ENGINEER, ARCHITECT OR SURVEYOR (name, address, telephone) BALZER AND ASSOCIATES, INC.
1208 CORPORATE CIRCLE
ROANOKE, VA 24018 ATTN: CHRIS BURNS, P.E. 540-772-9580 FAX 540-772-8050

TAX MAP NO(S) 097.01-02-17.02-0000

I, *Christopher P. Burns*, OWNER/DEVELOPER,
HEREBY CERTIFY THAT I AGREE TO COMPLY WITH THESE REQUIREMENTS
AND THE THIRTY (30) POINTS SHOWN ON THIS COVER SHEET UNLESS
MODIFIED IN ACCORDANCE WITH LOCAL LAW.

WATER NOTES

All water facilities shall be constructed according to the Western Virginia Regional Design and Construction Standards (Latest Edition).

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

Contractor shall be responsible for locating and uncovering water vaults after paving and adjustment to final grade if necessary.

All existing utilities may not be shown in their exact location. The contractor shall comply with the (State Water Works Regulations, Section 12VAC5-590-1150, where lines cross.

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

Lines shall be staked prior to construction.

Water main shall be minimum Class 350 Ductile Iron in accordance to AWWA C151 or DR-14 PVC in accordance with AWWA C-900.

Ductile Iron Pipe in accordance with the Western Virginia Regional Design and Construction Standards shall be required for all pipe with a working pressure equal to or greater than 100 p.s.i.

SEWER NOTES

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

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

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

All existing utilities may not be shown in their exact location. The contractor shall comply with the (State Water Works Regulations, Section 12VAC5-590-1150, where lines cross.)

All trenches in existing or future rights-of-way shall be compacted according to Virginia Department of Transportation standards.

Lines shall be staked prior to construction.

PRIVATE UTILITIES

Underground utilities installed on private property or in private utility easements and building related storm drains shall be designed and installed per the current edition of the Virginia Uniform Statewide Building Code. Design and installation requirements issued by the Western Virginia Water Authority that meet or exceed the USBC requirements are acceptable for private utilities. All private utilities are to be permitted through and inspected by the Roanoke County Inspections Office. Vaults, valves and other devices installed by or under the control of the Western Virginia Water Authority may not substituted for the code required devices.

- C1 COVER SHEET
- C2 GENERAL NOTES
- C3 OVERALL PLAN
- C4 LAYOUT & UTILITY PLAN
- C5 GRADING PLAN
- C5.1 SWM ACCESS ROAD
- C6 EROSION & SEDIMENT CONTROL PLAN
- C7 EROSION & SEDIMENT CONTROL NOTES
- C8 EROSION & SEDIMENT CONTROL DETAILS
- C9 ROAD PROFILES
- C9.1 INTERSECTION SIGHT DISTANCE
- C9.2 STOPPING SIGHT DISTANCE
- C10.1 STORM SEWER PROFILES II
- C11 SANITARY PROFILES
- C12 WATER TANK PLAN
- C13 OVERLOT GRADING PLAN
- C14 UTILITY SCHEDULES
- C15 CONSTRUCTION DETAILS
- C16 STORMWATER DETAILS
- C17 WWA REGIONAL DETAILS I
- C18 WWA REGIONAL DETAILS II

Sheet Index

SURVEY INFORMATION

Horizontal and vertical control surveys were performed in year: 2016
By: BALZER AND ASSOCIATES, INC. (B & A, INC.)

All vertical elevations must be referenced to the National Geodetic Vertical Datum of 1929 or 1988. All horizontal elevations must be referenced to the North American Datum of 1927 or 1983.

Horizontal Datum: INST. #200615200 Vertical Datum: 1988

Source of topographic mapping is dated: 2016 BY B & A, INC.

Boundary was performed by: B & A, INC. dated: 2016

Benchmark information: TOP OF EX. CURB INLET 10 (CENTER OF M.H.)
ELEV: 1390.97

The professional seal and signature certifies the boundary survey and topographic mapping to be accurate and correct.

QUANTITY & COST ESTIMATE

ITEM	QUANTITY	UNIT	UNIT PRICE	COST	BONDBLE
CLEANING AND GRUBBING					
EARTHWORK		C.Y.	3.00		
15-IN. NYLOPLAST DRAIN BASIN	4	EA	1,000.00	4,000.00	
VDOT STD. D-7 (TYPE 3)	2	EA	1,200.00	2,400.00	
VDOT STD. 15-IN	11	EA	1,500.00	16,500.00	
VDOT STD. MH-2	3	EA	1,000.00	3,000.00	
VDOT STD. E-1	2	EA	300.00	600.00	
15-IN. TYPE 5 HOPE PIPE	710	EA	20.00	14,200.00	
15-IN. TYPE 8 HOPE PIPE	940	LF	25.00	23,500.00	
18-IN. TYPE 5 HOPE PIPE	160	LF	30.00	4,800.00	
24-IN. TYPE 5 HOPE PIPE	430	LF	40.00	17,200.00	
STORMWATER MANAGEMENT FACILITY	1	EA	15,000	15,000.00	
REFRAP - DITCH LINING	170	LF	50.00	8,500.00	
ASPHALT PAVEMENT SECTION	4,200	SY	20.00	84,000.00	
GRAVEL PAVEMENT (ACCESS ROAD TO WATER TOWER)	850	SY	12.00	9,600.00	
6" PVC WATER LINE	275	LF	30.00	8,250.00	
8" PVC WATER LINE	1,800	LF	40.00	72,000.00	
SINGLE RESIDENTIAL WATER SERVICE	15	EA	750.00	9,000.00	
DOUBLE RESIDENTIAL WATER SERVICE	9	EA	1,000.00	9,000.00	
FIRE HYDRANT ASSEMBLIES	3	EA	3,500.00	10,500.00	
BLOW OFFS W/ VAULT, FRAME & COVER	3	EA	1,400.00	4,200.00	
8-IN. GATE VALVES, W/ VAULT, FRAME & COVER	3	EA	1,200.00	3,600.00	
8" PVC SANITARY SEWER MAIN	1,350	LF	50.00	67,500.00	
STANDARD MANHOLE W/FRAME & COVER	6	LF	3,000.00	24,000.00	
SINGLE SANITARY SEWER LATERAL	26	EA	1,500.00	39,000.00	
DOUBLE SANITARY SEWER LATERAL	2	EA	2,000.00	4,000.00	
AS-BUILT PLANS (STORM SEWER SYSTEMS)	1	LS	2,000.00	2,000.00	
SUB-TOTAL				\$501,510	
10% CONTINGENCY				\$50,151	
ESTIMATED TOTAL				\$551,661	
BY SEALING THE PLANS, THE DESIGN PROFESSIONAL HEREBY CERTIFIES THAT THE FOREGOING ESTIMATE REFLECTS THE CURRENT IMPROVEMENT COSTS OF THE PROJECT.					



REFLECTING TOMORROW
www.balzer.cc
PLANNERS • ARCHITECTS
ENGINEERS • SURVEYORS

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FAX: 540/248-3221

DRAWN BY: KRO

DESIGNED BY: CPB

CHECKED BY: BTC

DATE: 4/3/2018

REVISIONS: 6/15/2018

11/27/2018

1/18/2019

P.R. #1 7/15/2019

P.R. #2 3/10/2020

P.R. #2 3/31/2020

P.R. #2 4/22/2020



PLAN REVISION #4



PLAN APPROVED
Christopher P. Burns
REVIEW COORDINATOR, VERITAS

MASON'S CREST
SECTION 3

Linn Cove Court
County of Roanoke, Virginia

SHEET No.:

C1

JOB No.: 04160002.00