UTILITY NOTES

1. EXISTING UNDERGROUND UTILITY INFORMATION PER SURVEY.
2. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES.
3. ALL UTILITY CONNECTIONS END AT 5' OUTSIDE THE BUILDING FOOTPRINT. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR BUILDING LAYOUT AND INTERNAL UTILITY SERVICE.
4. CONTRACTOR SHALL COORDINATE ALL NEW AND RELOCATED UTILITY SERVICES WITH THE APPROPRIATE LOCAL UTILITY COMPANY.
5. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE.
6. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
7. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
8. ALL PROPOSED WATER LINES TO BE CONSTRUCTED WITH DUCTILE IRON PIPE PER AWWA C600-05.
9. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 48" COVER ON ALL WATERLINES.
10. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES, (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSIA21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
11. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED BEFORE BACKFILLING.
12. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
13. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
14. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS.
16. ALL IMPROVEMENTS SHOWN ON THE PLANS.
17. ALL CONSTRUCTION TO CONFORM TO APPLICABLE WESTERN VIRGINIA REGIONAL WATER AUTHORITY WATER SYSTEM SPECIFICATIONS AND IN ACCORDANCE WITH CITY OF ROANOKE ORDINANCES.
18. THE CONTRACTOR SHALL VERIFY ALL WATERLINE SIZES PRIOR TO PURCHASE AND INSTALLATION.
19. NOTIFY THE CITY OF ROANOKE AND WESTERN VIRGINIA WATER AUTHORITY FOR ALL WATER AND SEWER LINE WORK PRIOR TO CONSTRUCTION.
20. SEE UTILITY DETAIL SHEET C-601 AND C-602 FOR ADDITIONAL UTILITY DETAILS.
21. ANY EXISTING WATER OR SEWER CONNECTIONS SERVING THIS PROPERTY NOT UTILIZED FOR THE PROPOSED DEVELOPMENT SHALL BE ABANDONED AT THE MAIN BY THE DEVELOPER.
22. NO PLANTINGS OR ERECTIONS OF OTHER OBSTRUCTIONS SHALL BE MADE WITHIN A FOUR-FOOT (4') RADIUS OF ANY FIRE HYDRANT, OR AT ANY LOCATION THAT WOULD RESTRICT ACCESS TO THE FIRE HYDRANT FROM THE STREET. THE GROUND SURFACE WITHIN THIS SAME RADIUS SHALL BE LEVEL.
23. ANY EXISTING APPURTENANCES SHALL BE ADJUSTED TO GRADE AND NEW FRAME AND COVERS INSTALLED WHERE REQUIRED.
24. ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY WESTERN VIRGINIA WATER AUTHORITY.
25. ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
26. FIRE FLOW TO THE BUILDING PROVIDED BY HYDRANT # 12380. SEE "HYDRANT TEST REPORT" BY ALBERT WALTERS III, WESTERN VIRGINIA WATER AUTHORITY, DATED JANUARY 15, 2021. PER A-2 USE GROUP REQUIREMENTS, A FIRE HYDRANT SHALL BE LOCATED WITHIN 300 FEET OF THE MOST REMOTE PART OF THE BUILDING AND BUILDINGS UP TO TWO STORIES SHALL PROVIDE 2,000 GPM FOR A MINIMUM OF TWO HOURS WITH A RESIDUAL PRESSURE OF NOT LESS THAN 20 PSI. THE COMPLETED HYDRANT TEST REPORT LISTS THE FLOW AT 1,693 GPM AND THE CALCULATED FLOW AT 20 PSI RESIDUAL 4,778.1 GPM. PER EMAIL CORRESPONDENCE WITH ALBERT WALTERS III (WVWA) AND RONNIE CAMPBELL (CITY OF ROANOKE), FIRE HYDRANT #12380 ALONG MCVITTY ROAD SW WILL SERVE THE PROPOSED SITE DEVELOPMENT.
27. CONTRACTOR TO SUBMIT THE GREASE INTERCEPTOR DETAIL TO THE WESTERN VIRGINIA WATER AUTHORITY FOR APPROVAL BEFORE INSTALLATION. CONTACT CASSANDRA ALTICE, CASSANDRA.ALTICE@WESTERNVAWATER.ORG, 540-682-4986 FOR APPROVAL.

WESTERN VIRGINIA WATER AND SEWER NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) AVAILABLE AT WWW.WESTERNVAWATER.ORG OR BY CONTACTING THE AUTHORITY AT 540-853-5700. THE PROJECT SHALL ALSO COMPLY WITH THE GOVERNING JURISDICTION'S STANDARDS AND OTHER AGENCY STANDARDS (E.G., VDOT, DEQ, DCR, VDH, ETC.) WHERE APPLICABLE.
2. A MINIMUM COVER OF THREE (3) FEET IS REQUIRED ON ALL WVWA WATER AND SEWER LINES.
3. ALL EXISTING UTILITIES MAY NOT BE SHOWN IN THEIR EXACT LOCATIONS. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AND SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES IN THE AREAS OF CONSTRUCTION PRIOR TO STARTING WORK.
4. PLEASE SHOW ALL WVWA WATER AND SEWER UTILITIES ON ANY DEVELOPMENT PLAN.
5. THE LOCATION OF EXISTING UTILITIES ACROSS OR ALONG THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL ON HIS OWN INITIATIVE AND AT NO EXTRA COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AND POTHOLE AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. ALL DAMAGE INCURRED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. PLAN APPROVAL BY THE WVWA DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE OR RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.
7. ALL PRIVATE UTILITY CONSTRUCTION, I.E. PIPING, VALVES, HYDRANTS, METERS AND BOXES, CLEAN OUTS, SANITARY SEWER MANHOLES, BEDDING, ETC. SHALL COMPLY WITH THE CURRENT VIRGINIA UNIFORM STATEWIDE BUILDING CODE (INCLUDING AMENDMENTS).
8. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND TWO (2) FOOT MINIMUM HORIZONTALLY FROM THE OUTSIDE OF PIPE TO OUTSIDE OF PIPE WITH ALL OTHER UNDERGROUND UTILITIES. WHERE THIS CANNOT BE ACHIEVED, ADDITIONAL MEASURES IN ACCORDANCE WITH WVWA STANDARDS SHALL BE ENFORCED.
9. ALL UTILITY GRADE ADJUSTMENTS SHALL BE IN ACCORDANCE WITH WVWA STANDARDS AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
10. FIELD CHANGES SHALL BE SUBMITTED BY THE ENGINEER OF RECORD TO THE LOCALITY AND APPROVED BY THE WVWA.
11. PRIOR TO REQUESTING SUBSTANTIAL COMPLETION INSPECTION BY THE WVWA, THE DEVELOPER MUST SUBMIT AS BUILTS FOR REVIEW AND APPROVAL.

LEGEND

- PROPERTY LINE
- LOD — LIMITS OF DISTURBANCE (23,871 SF)
- LOW — LIMITS OF WORK
- EXISTING CURB
- PROPOSED CURB
- EXISTING STORM PIPE TO REMAIN
- EXISTING SANITARY PIPE TO REMAIN
- S — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- GAS — GAS — PROPOSED GAS LINE
- PROPOSED SANITARY SEWER STRUCTURES
- PROPOSED WATER STRUCTURES
- PROPOSED CONCRETE

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(540) 580-6423

GENERAL CONTRACTOR
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2145 WINDER HWY
DACULA, GA 30019
(770) 271-8229
Darrel Pennington

AS-BUILT
PREPARED BY
GRS GROUP, LLC
6985 DELAND COURT
SPRINGFIELD, VA 22152
TELE: 703-725-5828
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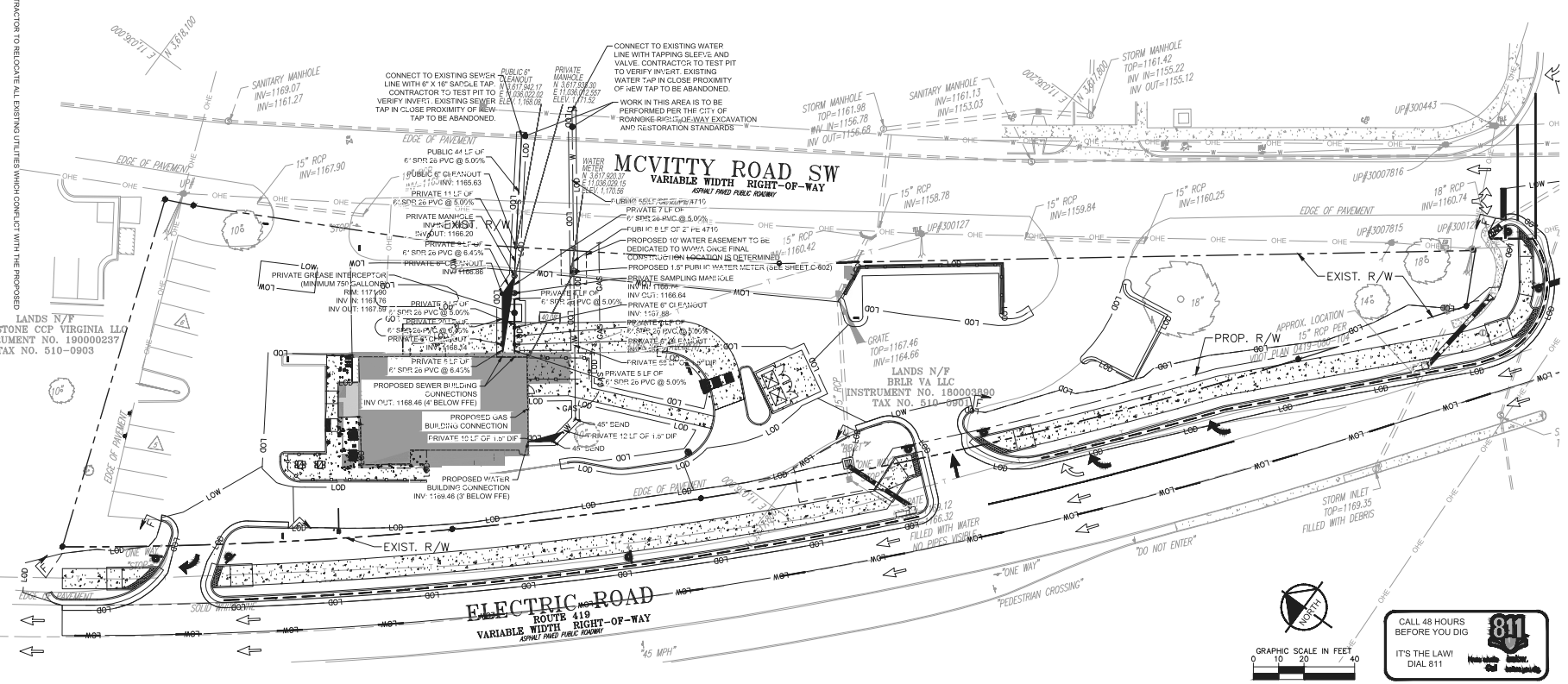
www.grsgroupllc@gmail.com

COMMONWEALTH OF VIRGINIA
KEVIN F. STRINHILER
No. 1653
LAND SURVEYOR

FOR AS-BUILT INFORMATION ONLY

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
FIELD REVISION APPROVED
by Ken Richardson
12/15/2021



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COMMONWEALTH OF VIRGINIA
ROSS STEVENS
Lic. No. 047498
06/24/2021
PROFESSIONAL ENGINEER

No.	REVISIONS	DATE	BY
1	FIELD REVISIONS	12/01/21	AF

KHA PROJECT	191950011
DATE	6/24/2021
SCALE	AS SHOWN
DESIGNED BY	AWF
DRAWN BY	HRT
CHECKED BY	RSS

PLAN UTILITY

STARBUCKS
PREPARED FOR
1828 ELECTRIC ROAD
STARBUCKS -
CITY OF ROANOKE VIRGINIA

SHEET NUMBER
C-600

Plotted By: Kristen Jones Sheet Set: Utility Plans December 09, 2021 - 04:51:36pm K:\WVA_CKV\110556 - Starbucks\110556122 - Electric Road Roanoke\C-600 UTILITY PLAN.dwg
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