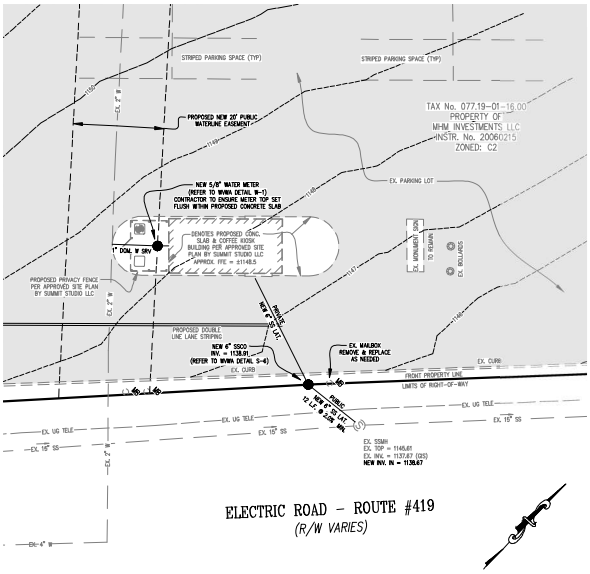


WATER AND SEWER LINE CONNECTION SITE PLAN

SCALE: 1" = 10'

PROJECT LOCATION MAP

THIS PLAN IS FOR WATER AND SEWER CONNECTION SERVICES TO THE PROPOSED COFFEE KIOSK. ADDITIONAL SITE IMPROVEMENTS RELATING TO COFFEE KIOSK ARE SHOWN PER APPROVED SITE PLAN BY SUMMITT STUDIO LLC.

Dig With CARE
Keep Virginia Safe!
C Call Miss Utility at 811 before you dig.
A Allow the required time for marking.
R Respect the marks.
E Excavate carefully.

SITE AND ZONING TABULATIONS

TAX PARCEL ID: 077.19-01-16.00-0000
CURRENT ZONING: C2 - GENERAL COMMERCIAL
PROPOSED USE: SEE APPROVED SITE PLAN BY SUMMIT STUDIO, LLC FOR ZONING DETAILS AND COMPLIANCE.
PLAN PROVIDED HEREON IS FOR NEW WATER AND SEWER SERVICE CONNECTION ONLY
SITE ACREAGE: 3.475 ACRES

GENERAL NOTES

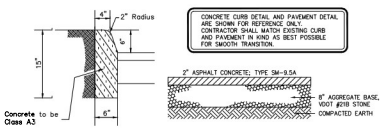
1. OWNER/DEVELOPER:
   MHM INVESTMENTS LLC
   120 CHURCH AVENUE
   ROANOKE, VA 24011
2. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
3. TOPOGRAPHY DATA BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
4. NO CURRENT TITLE REPORT HAS BEEN FURNISHED FOR THE SUBJECT PROPERTIES.
5. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE LIMITS OF FLOOD HAZARD AREA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #5116102251G, DATED SEPTEMBER 28, 2007.
6. NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, WESTERN VIRGINIA WATER AUTHORITY, AND/OR ROANOKE COUNTY.
7. ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATE PIPE SIZES, MANHOLES, OR ESC MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. PLAN SHEETS CAN BE 8.5 x 11 IF THE INFORMATION IS LEGIBLE AND WITHIN THE LIMITS OF THE APPROVED PLANS.

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
2. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
4. THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.
   CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK BY CONTACTING MISS UTILITY. CONTACT SITE ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS. IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL "MISS UTILITY" OF CENTRAL VIRGINIA AT 1-800-552-7001. UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON MARKINGS PER MISS UTILITY TICKET, PROVIDED BY OTHERS.
6. IT SHALL BE THE THE RESPONSIBILITY OF THE DEVELOPER TO CLEAN OUT ANY EXISTING STORM SEWER SYSTEM IN THE EVENT THEY BECOME SILTED OR BLOCKED IN ANY WAY DUE TO THE PROPOSED DEVELOPMENT.
7. SAFE ACCESS TO ALL EXISTING ENTRANCES SHALL BE MAINTAINED AT ALL TIMES. WHEN WORK IS NOT BEING PERFORMED, THE CLEAR ZONE OF THE ROADWAY SHALL BE FREE OF STORED MATERIALS AND PARKED EQUIPMENT.

DISTURBED AREAS NOTE:
1. ALL DISTURBED AREAS INCLUDING ASPHALT PAVEMENT, PAVEMENT STRIPING, AND CONCRETE CURB SHALL BE REPLACED AND RE-ESTABLISHED TO THEIR INITIAL CONDITION OR AS PROPOSED WITHIN APPROVED SITE PLAN BY SUMMIT STUDIO, LLC.

UTILITY NOTES:
1. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
2. ALL WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 3.0 FEET OF COVER.
3. MAINTAIN A MINIMUM OF 18" CLEARANCE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER, SANITARY SEWER, AND STORM DRAIN CROSSINGS. WHERE THIS CLEARANCE CAN NOT BE ACHIEVED, CONCRETE PIERS SHALL BE UTILIZED IN ACCORDANCE WITH THE WESTERN VIRGINIA WATER AUTHORITY'S WATER AND SANITARY SEWER STANDARDS.
4. ALL SANITARY SEWER LATERAL PIPE MATERIAL SHALL BE PVC SDR-26.
5. SEE NOTE 6 OF WWA DETAIL W-1 FOR ALL WATER LINE SERVICE PIPE MATERIAL REQUIREMENTS.
6. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION.
7. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND POTHOLED TO VERIFY LOCATIONS. THIS PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.
9. COORDINATE WITH PLUMBING PLANS FOR UTILITY CONNECTIONS AT THE BUILDING.
10. THE CONTRACTOR SHALL COMPLY WITH ALL WVWA AS-BUILT REQUIREMENTS.



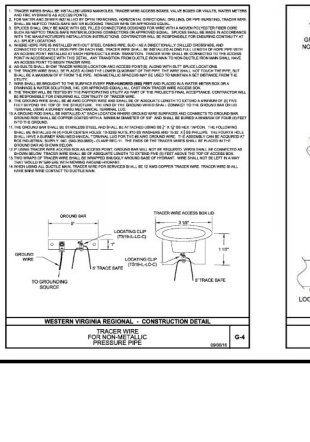
CONCRETE CURB DETAIL AND PAVEMENT DETAIL ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL MATCH EXISTING CURB AND PAVEMENT IN KIND AS BEST POSSIBLE FOR SMOOTH TRANSITION.

CONCRETE CURB (CG-2)
NO SCALE

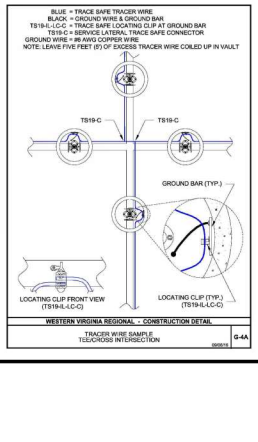
STANDARD-DUTY ASPHALT PAVEMENT DETAIL
NO SCALE

WATER & SANITARY SEWER CONSTRUCTION STANDARDS

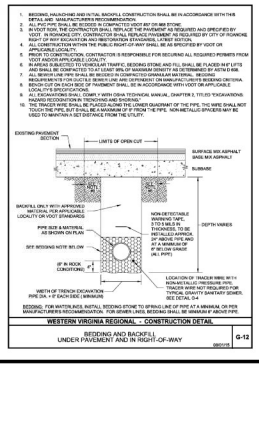
ALL CONSTRUCTION OF PUBLIC WATER AND SANITARY SEWER UTILITIES SHALL ADHERE TO THE WESTERN VIRGINIA WATER AUTHORITY'S WESTERN VIRGINIA REGIONAL DESIGN AND CONSTRUCTION STANDARDS, LATEST VERSION.



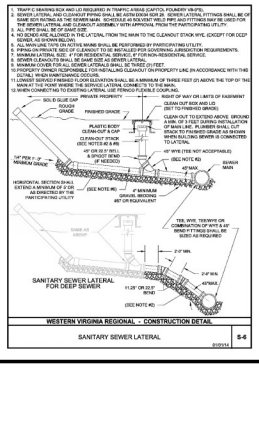
WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL
TRACER WIRE FOR NON-METALLIC PRESSURE PIPE
G-4



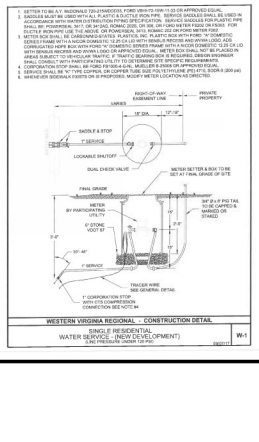
WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL
TRACER WIRE SAMPLE TEE/CROSS INTERSECTION
G-4A



WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL
BEDDING AND BACKFILL UNDER PAVEMENT AND IN RIGHT-OF-WAY
G-12



WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL
SANITARY SEWER LATERAL
S-6



WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL
SINGLE RESIDENTIAL WATER SERVICE (NEW DEVELOPMENT) (LIKE PRESSURE UNDER 100 PSI)
W-1

Lumsden Associates, P.C.
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P.O. BOX 12717
ROANOKE, VIRGINIA 24018
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FAX: (540) 774-5418
WWW.LARSDENPC.COM

FOR REVIEW ONLY

WATER & SEWER LINE CONNECTION DEVELOPMENT PLAN

WATER & SEWER CONNECTION DEVELOPMENT PLAN FOR COFFEE KIOSK
MADISON SQUARE - LOCATED AT 4096 ELECTRIC ROAD
ROANOKE COUNTY, VIRGINIA

REVISIONS	
DATE	DESCRIPTION

APPROVED
By Brenda Harris at 7/15/2024 8:54 AM

SHEET 1 OF 1

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