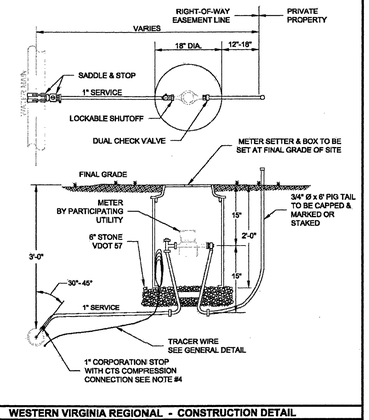
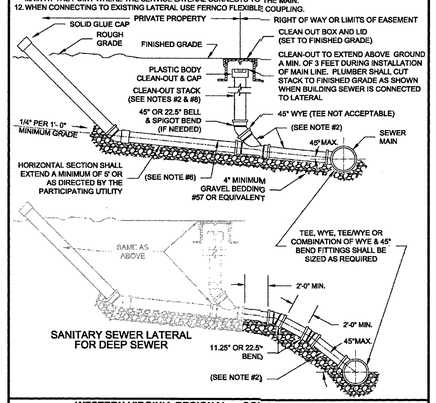
1. SETTER TO BE A.Y. McDONALD 720-216WDD033, FORD VBH972-18W-11-33 OR APPROVED EQUAL.
2. SADDLES MUST BE USED WITH ALL PLASTIC & DUCTILE IRON PIPE. SERVICE SADDLES SHALL BE USED IN ACCORDANCE WITH WATER DISTRIBUTION PIPING SPECIFICATION. SERVICE SADDLES FOR PLASTIC PIPE SHALL BE: POWERSEAL 3417, OR 3412AS, ROMAC 202S, OR 306, OR FORD METER FS202 OR FS303. FOR DUCTILE IRON PIPE USE THE ABOVE OR POWERSEAL 3413, ROMAC 202 OR FORD METER F202.
3. METER BOX SHALL BE CARSON/MID-STATES PLASTICS, INC. PLASTIC BOX WITH FORD A52-T (ELECTRONIC READ LID), ADS CORRUGATED HDPE BOX WITH FORD A32-T (ELECTRONIC READ LID), OR A. Y. McDONALD MODEL 74M32AT CAST IRON BASE & COVER OR APPROVED EQUAL. METER BOX SHALL NOT BE PLACED IN AREAS SUBJECT TO VEHICULAR TRAFFIC. IF TRAFFIC BEARING BOX IS REQUIRED, DESIGN ENGINEER SHALL CONSULT WITH PARTICIPATING UTILITY TO DETERMINE SITE SPECIFIC REQUIREMENTS.
4. CORPORATION STOP SHALL BE FORD FB1000-4-G-NL, MUELLER B-25008 OR APPROVED EQUAL.
5. SERVICE SHALL BE "K" TYPE COPPER, OR COPPER TUBE SIZE POLYETHYLENE (PE) 4710, SDOR-9 (200 psi).
6. WHENEVER SIDEWALK EXISTS OR IS PROPOSED, MODIFY METER LOCATION AS DIRECTED.



WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

SINGLE RESIDENTIAL WATER SERVICE - (NEW DEVELOPMENT) (LINE PRESSURE UNDER 120 PSI) — 02/10/15 — **W-1**

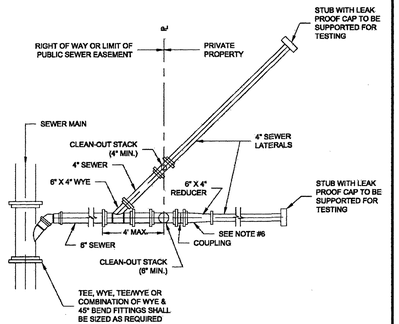
1. TRAFFIC BEARING BOX AND LID REQUIRED IN TRAFFIC AREAS (CAPITOL FOUNDRY VB-9'S).
2. SEWER LATERAL AND CLEANOUT PIPING SHALL BE ASTM D3034 SDR 26. SEWER LATERAL FITTINGS SHALL BE OF SAME SDR RATING AS THE SEWER MAIN. SCHEDULE 40 SOLVENT WELD PIPE AND FITTINGS MAY BE USED FOR THE SEWER LATERAL AND CLEANOUT ASSEMBLY WITH APPROVAL FROM THE PARTICIPATING UTILITY.
3. ALL PIPE SHALL BE OF SAME SIZE.
4. NO BENDS ARE ALLOWED IN THE LATERAL FROM THE MAIN TO THE CLEANOUT STACK WYE. (EXCEPT FOR DEEP SEWER, AS SHOWN BELOW).
5. ALL MAIN LINE TAPS ON ACTIVE MAINS SHALL BE PERFORMED BY PARTICIPATING UTILITY.
6. PIPING ON PRIVATE SIDE OF CLEANOUT TO BE INSTALLED PER GOVERNING JURISDICTION REQUIREMENTS.
7. MINIMUM LATERAL SIZE: 4" FOR RESIDENTIAL SERVICE, 6" FOR NON-RESIDENTIAL SERVICE.
8. SEWER CLEANOUTS SHALL BE SAME SIZE AS SEWER LATERAL.
9. MINIMUM COVER FOR ALL SEWER LATERALS SHALL BE THREE (3') FEET.
10. PROPERTY OWNER RESPONSIBLE FOR INSTALLING CLEANOUT ON PROPERTY LINE (IN ACCORDANCE WITH THIS DETAIL) WHEN MAINTENANCE OCCURS.
11. LOWEST SERVED FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF THREE FEET (3') ABOVE THE TOP OF THE MAIN AT THE POINT WHERE THE SERVICE LATERAL CONNECTS TO THE MAIN.
12. WHEN CONNECTING TO EXISTING LATERAL USE FERNCO FLEXIBLE COUPLING.



WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

SANITARY SEWER LATERAL — 01/01/14 — **S-6**

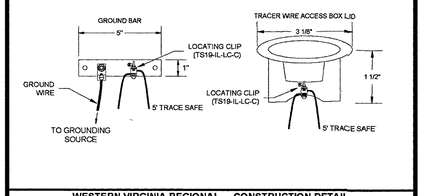
1. TRAFFIC BEARING BOX REQUIRED IN TRAFFIC AREAS.
2. SEWER LATERAL AND CLEANOUT PIPING SHALL BE ASTM D3034 SDR 26. SEWER LATERAL FITTINGS SHALL BE OF SAME SDR RATING AS THE SEWER MAIN. SCHEDULE 40 SOLVENT WELD PIPE AND FITTINGS MAY BE USED FOR THE SEWER LATERAL AND CLEANOUT ASSEMBLY WITH APPROVAL FROM THE PARTICIPATING UTILITY.
3. ALL PIPE SHALL BE OF SIZE SHOWN.
4. NO BENDS ARE ALLOWED IN THE LATERAL FROM THE MAIN TO THE CLEAN-OUT STACK WYE. (EXCEPT AS NOTED.)
5. ALL MAIN LINE TAPS ON ACTIVE MAIN SHALL BE PERFORMED BY PARTICIPATING UTILITY.
6. PIPING ON PRIVATE SIDE OF CLEANOUT TO BE INSTALLED PER GOVERNING JURISDICTION REQUIREMENTS.
7. MINIMUM COVER FOR ALL SEWER LATERALS SHALL BE THREE (3') FEET.
8. PROPERTY OWNER RESPONSIBLE FOR INSTALLING CLEANOUT ON PROPERTY LINE WHEN MAINTENANCE OCCURS, IN ACCORDANCE WITH THIS DETAIL.
9. LOWEST SERVED FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF THREE FEET (3') ABOVE THE TOP OF THE MAIN AT THE POINT WHERE THE SERVICE LATERAL CONNECTS TO THE MAIN.
10. WHEN CONNECTING TO EXISTING LATERAL USE FERNCO FLEXIBLE COUPLING.



WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

DOUBLE LATERAL COMBINED 6" BY TWO 4" LATERALS — 01/01/14 — **S-7**

1. TRACER WIRES SHALL BE INSTALLED USING MANHOLES, TRACER WIRE ACCESS BOXES, VALVE BOXES OR VAULTS, WATER METERS AND FIRE HYDRANTS AS ACCESS POINTS.
2. FOR WATER AND SEWER INSTALLED BY OPEN TRENCHING, HORIZONTAL DIRECTIONAL DRILLING, OR PIPE BURSTING, TRACER WIRE SHALL BE NEPTCO TRACE-SAFE WATER BLOCKING TRACER WIRE OR APPROVED EQUAL.
3. SPLICES SHALL ONLY BE MADE WITH GEL FILLED CONNECTORS DESIGNED FOR WIRE WITH A WOVEN POLYESTER FIBER CORE SUCH AS NEPTCO TRACE-SAFE WATER BLOCKING CONNECTORS OR APPROVED EQUAL. SPLICES SHALL BE MADE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING CONTINUITY AT ALL SPLICE LOCATIONS.
4. WHERE HDPE PIPE IS INSTALLED WITHOUT STEEL CASING PIPE, SUCH AS A DIRECTIONALLY DRILLED CROSSINGS, AND CONNECTED TO DUCTILE IRON PIPE ON EACH END, TRACER WIRE SHALL BE INSTALLED ALONG FULL LENGTH OF HDPE PIPE WITH AN ACCESS POINT INSTALLED AT EACH HDPE/DUCTILE IRON TRANSITION. TRACER WIRE SHALL BE CONNECTED TO THE ACCESS POINT IN ACCORDANCE WITH THIS DETAIL. ANY TRANSITION FROM DUCTILE IRON MAIN TO NON-DUCTILE IRON MAIN SHALL HAVE AN ACCESS POINT TO BEGIN TRACER WIRE.
5. AS-BUILTS SHALL SHOW TRACER WIRE(S) LOCATION AND ACCESS POINT(S), ALONG WITH BUTT SPLICE LOCATIONS.
6. THE TRACER WIRE SHALL BE PLACED ALONG THE LOWER QUADRANT OF THE PIPE. THE WIRE SHALL NOT TOUCH THE PIPE, BUT SHALL BE A MAXIMUM OF 6" FROM THE PIPE. NON-METALLIC SPACERS MAY BE USED TO MAINTAIN A SET DISTANCE FROM THE UTILITY.
7. WIRE SHALL BE BROUGHT TO THE SURFACE EVERY FIVE HUNDRED (500) FEET AND PLACED IN A WATER METER BOX OR A DRAINAGE & WATER SOLUTIONS, INC. (OR APPROVED EQUAL) ALL CAST IRON TRACER WIRE ACCESS BOX.
8. THE TRACER WILL BE TESTED BY THE PARTICIPATING UTILITY AS PART OF THE PROJECT'S FINAL ACCEPTANCE. CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING ALL CONTINUITY OF TRACER WIRE.
9. THE GROUND WIRE SHALL BE #6 AWG COPPER WIRE AND SHALL BE OF ADEQUATE LENGTH TO EXTEND A MINIMUM OF (5) FIVE FEET BEYOND THE TOP OF THE STRUCTURE. THE END OF THE GROUND WIRED SHALL CONNECT TO THE GROUND BAR OR LID TERMINAL USING A BURNDY KARU MECHANICAL TERMINAL LUG.
10. A GROUND ROD SHALL BE INSTALLED AT EACH LOCATION WHERE GROUND WIRE SURFACES AND CONNECTS TO GROUND BAR. GROUND ROD SHALL BE COPPER COATED WITH A MINIMUM DIAMETER OF 5/8" AND SHALL BE BURIED A MINIMUM OF FOUR (4) FEET INTO THE GROUND.
11. THE GROUND BAR SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED USING SS [" X 1[" SS HEX TAPCON. THE FOLLOWING SHALL BE INSTALLED IN (4) FOUR CENTER HOLES: 10-32SS NUTS, #10 SS WASHERS AND 10-32 X [SS PHILLIPS. THE FOURTH HOLE SHALL HAVE A BURNDY KARU MECHANICAL TERMINAL LUG FOR THE #6 AWG GROUND WIRE. THE ASSEMBLY CAN BE ACQUIRED AT RCS INDUSTRIAL SUPPLY, INC. (540-353-0883) - CLAMP #FD-11. THE ENDS OF THE TRACER WIRES SHALL BE PLACED IN THE GROUND BAR AS SHOWN BELOW.
12. IF USING TRACER WIRE ACCESS BOX AS ACCESS POINT, GROUND BAR WILL NOT BE REQUIRED. WIRES SHALL BE CONNECTED AS SHOWN BELOW. TRACER WIRE SHALL BE OF ADEQUATE LENGTH TO EXTEND FIVE (5) FEET ABOVE THE TOP OF ACCESS BOX.
13. TWO WRAPS OF TRACER WIRE SHALL BE WRAPPED SNUGLY AROUND BASE OF HYDRANT. WIRE SHALL NOT BE LEFT IN A WAY THAT WOULD INTERFERE WITH MOWING AROUND HYDRANT.
14. WHEN USING ALL DUCTILE MAIN, TRACER WIRE FOR SERVICES SHALL BE 12 AWG COPPER TRACER WIRE. TRACER WIRE SHALL HAVE BARE WIRE CONTACT TO DUCTILE MAIN.



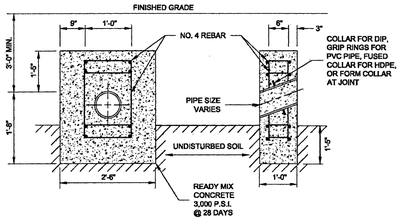
WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

TRACER WIRE FOR NON-METALLIC PRESSURE PIPE — 09/06/16 — **G-4**

1. IN ADDITION TO ANCHOR BLOCKS, RESTRAINED JOINT PIPE WILL BE REQUIRED FOR ALL SLOPES EXCEEDING 20%
2. MINIMUM SPACING REQUIREMENTS SHALL BE AS FOLLOW:

SLOPES 20% TO 35% – NO MORE THAN 38 FT ON CENTER
* SLOPES 35% TO 50% – NO MORE THAN 24 FT ON CENTER
* SLOPES 50% TO 60% – NO MORE THAN 16 FT ON CENTER

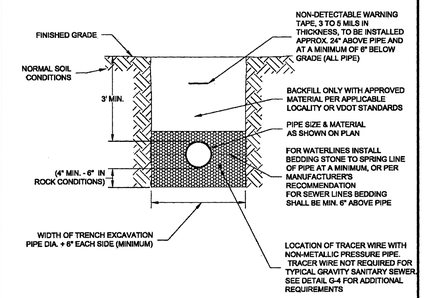
* ONLY ALLOWED WITH WRITTEN APPROVAL OF PARTICIPATING UTILITY



WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

ANCHOR BLOCK — 01/01/14 — **G-10**

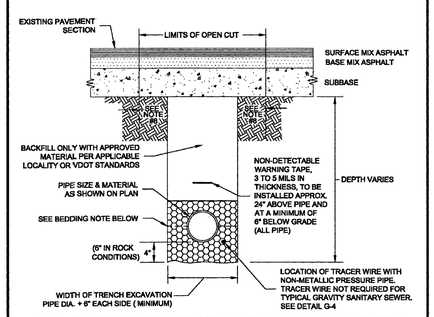
1. BEDDING, HAUNCHING AND INITIAL BACKFILL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THIS DETAIL AND MANUFACTURER'S RECOMMENDATION.
2. ALL PVC PIPE SHALL BE BEDDED IN COMPACTED VDOT #57 OR #68 STONE, OR CRUSHER RUN.
3. IN AREAS SUBJECTED TO VEHICULAR TRAFFIC, BEDDING STONE AND FILL SHALL BE PLACED IN 6" LIFTS FROM BOTTOM OF TRENCH TO 1' ABOVE THE PIPE AND THE REMAINING SHALL BE PLACED IN 10" LIFTS AND SHALL BE COMPACTED TO AT LEAST 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D 698.
4. BEDDING REQUIREMENTS FOR DUCTILE IRON WATER LINE ARE DEPENDENT ON MANUFACTURER'S BEDDING CRITERIA.
5. ALL EXCAVATIONS SHALL COMPLY WITH OSHA TECHNICAL MANUAL, CHAPTER 2, TITLED "EXCAVATIONS: HAZARD RECOGNITION IN TRENCHING AND SHORING."
6. THE TRACER WIRE SHALL BE PLACED ALONG THE LOWER QUADRANT OF THE PIPE. THE WIRE SHALL NOT TOUCH THE PIPE, BUT SHALL BE A MAXIMUM OF 6" FROM THE PIPE. NON-METALLIC SPACERS MAY BE USED TO MAINTAIN A SET DISTANCE FROM THE UTILITY.



WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

BEDDING AND BACKFILL OUTSIDE OF PAVED AREAS — 08/01/15 — **G-11**

1. BEDDING, HAUNCHING AND INITIAL BACKFILL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THIS DETAIL AND MANUFACTURER'S RECOMMENDATION.
2. ALL PVC PIPE SHALL BE BEDDED IN COMPACTED VDOT #57 OR #68 STONE.
3. IN VDOT ROW, THE CONTRACTOR SHALL REPLACE THE PAVEMENT AS REQUIRED AND SPECIFIED BY VDOT. IN ROANOKE CITY, CONTRACTOR SHALL REPLACE PAVEMENT AS REQUIRED BY CITY OF ROANOKE RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS, LATEST EDITION.
4. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE AS SPECIFIED BY VDOT OR APPLICABLE LOCALITY.
5. PRIOR TO CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS FROM VDOT AND/OR APPLICABLE LOCALITY.
6. IN AREAS SUBJECTED TO VEHICULAR TRAFFIC, BEDDING STONE AND FILL SHALL BE PLACED IN 6" LIFTS AND SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D 698.
7. ALL SEWER LINE PIPE SHALL BE BEDDED IN COMPACTED GRANULAR MATERIAL. BEDDING REQUIREMENTS FOR DUCTILE SEWER LINE ARE DEPENDENT ON MANUFACTURER'S BEDDING CRITERIA.
8. BENCH CUT ON EACH SIDE OF PAVEMENT SHALL BE IN ACCORDANCE WITH VDOT OR APPLICABLE LOCALITY'S SPECIFICATIONS.
9. ALL EXCAVATIONS SHALL COMPLY WITH OSHA TECHNICAL MANUAL, CHAPTER 2, TITLED "EXCAVATIONS: HAZARD RECOGNITION IN TRENCHING AND SHORING."
10. THE TRACER WIRE SHALL BE PLACED ALONG THE LOWER QUADRANT OF THE PIPE. THE WIRE SHALL NOT TOUCH THE PIPE, BUT SHALL BE A MAXIMUM OF 6" FROM THE PIPE. NON-METALLIC SPACERS MAY BE USED TO MAINTAIN A SET DISTANCE FROM THE UTILITY.



BEDDING: FOR WATERLINES, INSTALL BEDDING STONE TO SPRING LINE OF PIPE AT A MINIMUM, OR PER MANUFACTURER'S RECOMMENDATION. FOR SEWER LINES, BEDDING SHALL BE MINIMUM 6" ABOVE PIPE.

WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

BEDDING AND BACKFILL UNDER PAVEMENT AND IN RIGHT-OF-WAY — 08/01/15 — **G-12**

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COMMONWEALTH OF VIRGINIA
ANDREW P. LUMSDEN
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3/15/17
PROFESSIONAL ENGINEER

CONSTRUCTION DETAILS

SITE DEVELOPMENT PLAN
FOR
WESTLAKE ASSISTED LIVING
NEW COTTAGE 14
PREPARED FOR
RUNK & PRATT SENIOR LIVING COMMUNITIES
SITUATED ALONG CAREFREE COURT
FRANKLIN COUNTY, VIRGINIA

REVISIONS

NO.	DATE	DESCRIPTION
1	3/15/2017	REV. GRADING AROUND BLDG 14.
2		
3		
4		
5		

DATE: February 14, 2017
SCALE: NONE
COMMISSION NO: 15-168

15168comp-building 14-07-cd01.plt
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