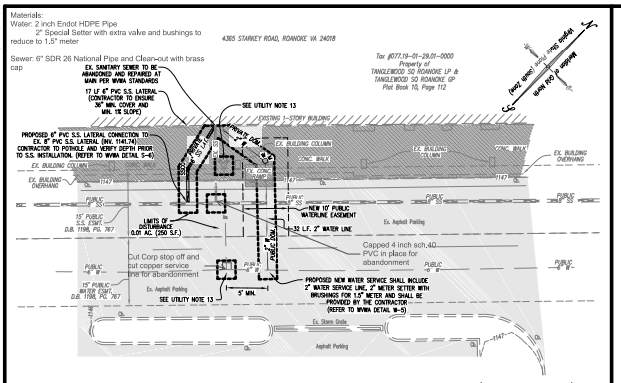
Materials:
Water: 2 inch Endot HDPE Pipe
2" Special Setter with extra valve and bushes to reduce to 1.5" meter

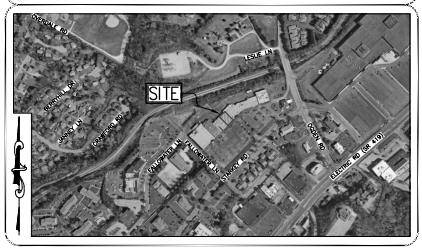
Sewer: 6" SDR 26 National Pipe and Clean-out with brass cap



WATER AND SEWER LINE CONNECTION SITE PLAN

SCALE: 1" = 10'

PROJECT LOCATION MAP



DISTURBED AREAS NOTE:
1. ALL DISTURBED AREAS INCLUDING ASPHALT PAVEMENT, PAVEMENT STRIPING, SIDEWALKS, STORM DRAINS, AND CONCRETE CURB SHALL BE REPLACED AND RE-ESTABLISHED TO THEIR INITIAL CONDITION. PAVEMENT STRIPING TO BE RESTRIPED PER INITIAL SITE CONDITIONS. SEE DETAILS FOR ADDITIONAL INFORMATION.

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. ALL WATER LINE SERVICE PIPE SHALL BE K-COPPER. SEE WVWA DETAIL W-5 FOR ADDITIONAL INFORMATION.
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. PLEASE CONTACT NICK ROBERTSON AT (540) 265-5932.
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. CONTRACTOR TO COORDINATE AND GIVE THE OWNER A MINIMUM OF 72 HOURS NOTICE OF ALL UTILITY SERVICE DISRUPTIONS.
11. THE NEW WATER AND SANITARY SEWER SERVICE LINES ARE TO BE FULLY OPERATIONAL PRIOR TO CONNECTING TO EXISTING AND NEW LINES IN THE BUILDING.
12. THE CONTRACTOR SHALL COMPLY WITH ALL WVWA AS-BUILT REQUIREMENTS.
13. EXISTING DOMESTIC WATERLINE TAP SHALL BE SHUT OFF AT MAIN FROM CORPORATION STOP. REMAINING EXISTING SERVICE LINE SHALL BE ABANDONED WITH EXISTING METER SETTER AND METER BOX REMOVED.

SITE AND ZONING TABULATIONS

TAX PARCEL ID: 077.19-01-29.01-0000
CURRENT ZONING: CDCS – GENERAL COMMERCIAL
PROPOSED USE: RETAIL OFFICE/CUSTOMER SERVICE CENTER
USE IS UNCHANGED BY PROPOSED BUILDING IMPROVEMENTS. SITE PLAN IS FOR NEW UPGRADED WATER AND SEWER SERVICE CONNECTION ONLY.
SITE ACREAGE: 10.19 ACRES

GENERAL NOTES

1. OWNER/DEVELOPER:
   TANGLEWOOD SQ. ROANOKE LP., TANGLEWOOD SQ. ROANOKE GP.
   C/O HOWARD BRUNER
   134 WOODHOLLOW ROAD
   ROSLYN HEIGHTS, NY 11577
2. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUNSDEN ASSOCIATES, P.C.
3. TOPOGRAPHY DATA BASED ON A FIELD SURVEY BY LUNSDEN 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 #51161C0251G, 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.
5. 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 A234701023–00A.
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.

WESTERN VIRGINIA WATER AUTHORITY GENERAL NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST WVWA DESIGN AND CONSTRUCTION STANDARDS.
2. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION. PLEASE CONTACT MARK SINK AT 537-3460.
3. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.
4. FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY 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 ANY OTHER UTILITIES. WHERE THIS CANNOT BE ACHIEVED ADDITIONAL MEASURES IN ACCORDANCE WITH WVWA 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. THIS PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.
8. NEW DOMESTIC WATER METER SIZE SHALL BE 1.5–INCH, BASED ON PROVIDED FIXTURE COUNTS.

Lunsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS
68 BRANDON AVENUE
ROANOKE, VIRGINIA 24018
PHONE (540) 774-9411
FAX (540) 774-9413
WWW.LUNSDEN.COM
C.O.A. NO. 0101-000209

COMMONWEALTH OF VIRGINIA
ANDREW P. LUNSDEN
LICENSE NO. 022616
1/30/23

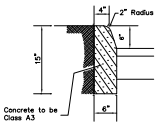
WATER & SEWER LINE CONNECTION DEVELOPMENT PLAN

WATER & SEWER CONNECTION DEVELOPMENT PLAN FOR "HUMANA" LOCATED AT 4365 STARKEY ROAD ROANOKE COUNTY, VIRGINIA

DATE	January 30, 2023
SCALE	1" :: 10'
DRAWING NO.	22-302

SHEET 1 OF 1

APPROVED
By Aaron Shearer at 7:51 am, Feb 15, 2023



CONCRETE CURB (CG-2)
NO SCALE

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

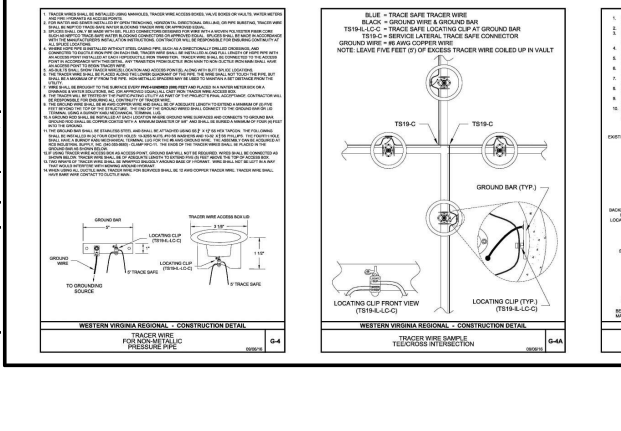
STANDARD-DUTY ASPHALT PAVEMENT DETAIL
NO SCALE

NOTE: CONTRACTION JOINTS @ 6' O.C.
EXPANSION JOINTS MAX. 30' APART
TYPICAL SIDEWALK WIDTH = 5'

CONCRETE SIDEWALK
NO SCALE

Asbuilt: 3.20.2023
Inspector: Brian Whitenack
Contractor: Roanoke Excavating

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.



Asbuilt : Brian Whitenack 3.20.2023