

SITE STATISTICS:

Public Sanitary Sewer Service To:
Lots 1-5, Blk 1, Sec 1, Covehaven Court
Lots 1-5, Blk 3, Sec 1, Covehaven Court
Lots 4 & 5, Blk 6, Sec 1, Covehaven Court
Lot 7, Blk 2, Garstland Subdivision
Tax # 6370720 - Four (4) laterals provided for possible future lots

Miss Utility of Virginia
204 RIVERS BEND BOULEVARD
CHESTER, VIRGINIA 23831



BEFORE YOU DIG ANYWHERE IN VIRGINIA! CALL 1-800-552-7001
VA LAW REQUIRES 48 HOURS NOTICE BEFORE YOU EXCAVATE

SEWER NOTES:

THIS PROJECT IS SOLELY FOR THE INSTALLATION OF PUBLIC SANITARY SEWER MAIN & LATERALS WITHIN EASEMENT LIMITS

THE CONTRACTOR SHALL CONTACT THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) AT 853-5700 AT LEAST THREE (3) DAYS PRIOR TO REQUIRING ACTUAL CONNECTIONS

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, OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH STATE WATER WORKS REGULATIONS, SECTION 12 05 03, WHERE LINES CROSS

ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WVWA

HOUSE CONNECTIONS ARE TO BE MADE WITH 4" PIPE INSTALLED ON A MINIMUM GRADE OF 1/4 INCH TO 1 FOOT IN THE RIGHT OF WAY

LATERALS FROM MANHOLES SHALL BE P.V.C. OR DUCTILE IRON OF SUFFICIENT LENGTH TO PROVIDE TWO (2) FEET OF BEARING ON NATURAL GROUND. THE TRANSITION FROM DUCTILE IRON TO CONCRETE PIPE SHALL BE MADE WITH AN ADAPTER IN THE RIGHT OF WAY

ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO VDOT STANDARDS

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION

ALL CONSTRUCTION AND FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE WVWA DESIGN AND CONSTRUCTION STANDARDS AND DETAILS, FIRST EDITION, DATED JULY 2004

WATER NOTES:

NO WATERLINE INSTALLATION IS ANTICIPATED AT THIS TIME

THE CONTRACTOR SHALL CONTACT THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) AT 853-5700 AT LEAST THREE (3) DAYS PRIOR TO REQUIRING ACTUAL CONNECTIONS

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS AFTER PAVING AND ADJUSTMENT TO FINAL GRADE IF NECESSARY

ALL EXISTING UTILITIES MAY NOT BE SHOWN, OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH STATE WATER WORKS REGULATIONS, SECTION 12 05 03, WHERE LINES CROSS

ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO VDOT STANDARDS

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION

WATER MAIN SHALL BE MINIMUM CLASS 52 DUCTILE IRON IN ACCORDANCE TO AWWA C151

APPLICATION FOR UTILITIES TO SERVE DEVELOPMENT REFERENCE WVWA

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WVWA WATER AND SEWER STANDARDS

LOCAL APPROVALS:

AGENT - CITY OF ROANOKE
PLANNING COMMISSION DATE

CITY ENGINEER - CITY OF
ROANOKE, VIRGINIA DATE

SANITARY SEWER EXTENSION ALONG
BROADLAWN ROAD, N.W. &
LYNNHOPE DRIVE, N.W.

PREPARED FOR
WESTERN VIRGINIA WATER AUTHORITY
BLOCKS 1, 3, & 5, SEC 1, COVEHAVEN COURT

CITY OF ROANOKE, VA
JUNE 1, 2006

STANDARD CITY OF ROANOKE
CONSTRUCTION PROCEDURE REQUIREMENTS

NOTICE: ALL LANDOWNERS, DEVELOPERS AND CONTRACTORS

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED ABOVE MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER

CITY INSPECTIONS TO INSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRE-CONSTRUCTION CONFERENCE SHALL BE INITIATED BY THE APPLICANT, BUILDING, ETC., WITH THE DEVELOPMENT INSPECTOR. CALL (540) 853-1227 TO ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO ANTICIPATED CONSTRUCTION

RIGHT OF WAY EXCAVATION PERMIT PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION OR CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY (STREETS, ALLEYS, PUBLIC EASEMENTS) A RIGHT OF WAY EXCAVATION PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE

LAND DISTURBANCE PERMIT AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT

PLANS AND PERMITS A COPY OF THE PLANS APPROVED BY THE CITY OF ROANOKE (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE MADE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION

LOCATION OF UTILITIES THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION

CONSTRUCTION ENTRANCE THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION RELATED EGRESS FROM THE SITE. SIZE AND COMPOSITION OF THE CONSTRUCTION ENTRANCE SHALL BE AS SHOWN ON THE PLANS

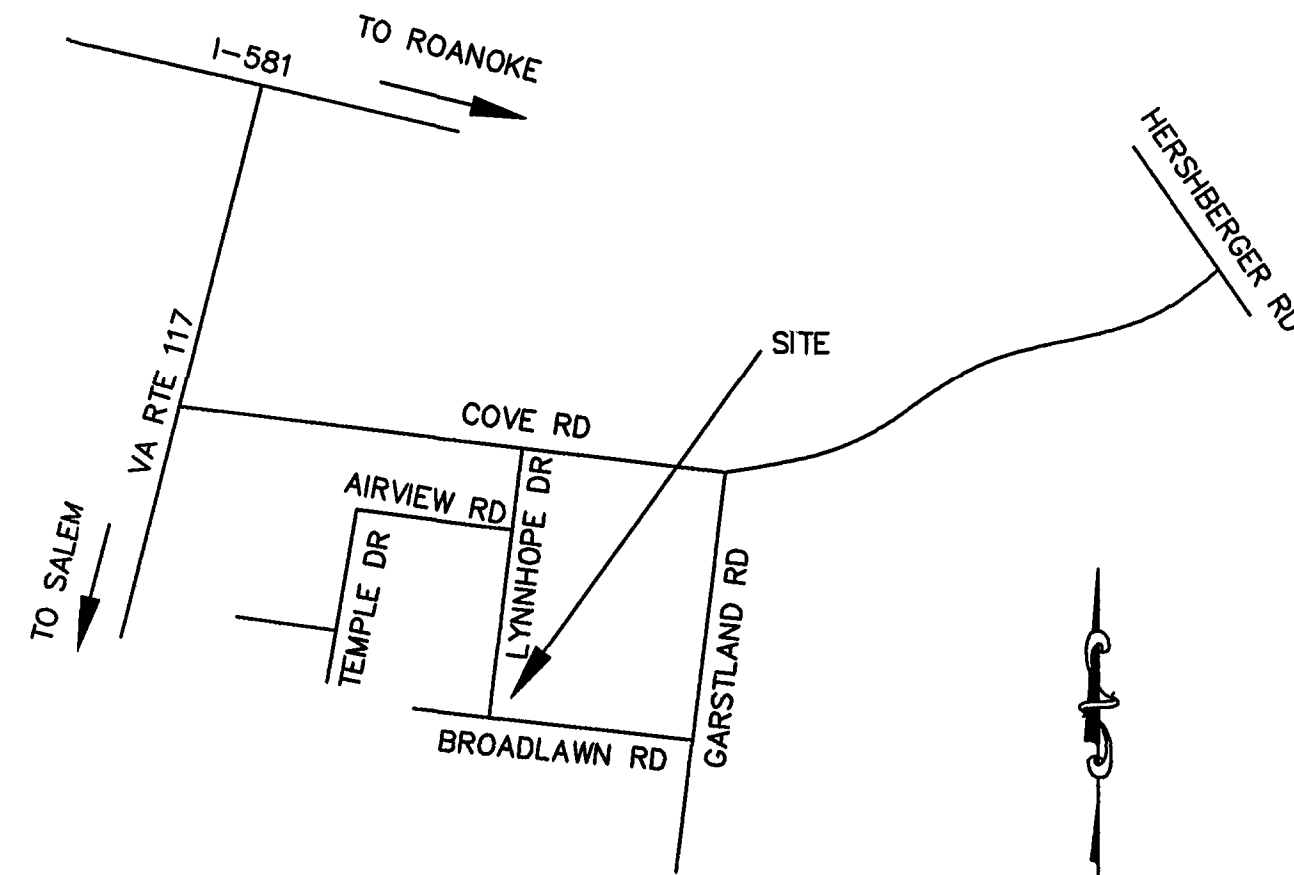
STREETS TO REMAIN CLEAN IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE PUBLIC STREET ADJACENT TO THE CONSTRUCTION ENTRANCE REMAINS FREE OF MUD, DIRT, DUST AND/OR ANY TYPE OF CONSTRUCTION MATERIALS OR LITTER AT ALL TIMES

BARRICADES/DITCHES THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPER AND NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE

SEWER AND PAVEMENT REPLACEMENT CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY

APPROVED PLANS/CONSTRUCTION CHANGES ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS MUST BE APPROVED BY THE EROSION AND SEDIMENT CONTROL AGENT PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE

FINAL ACCEPTANCE/CITY THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY



VICINITY MAP
NOT TO SCALE

SHEET INDEX:

- C01 COVER SHEET
- C02 SANITARY SEWER & ESC PLAN
- C03 BROADLAWN ROAD SANITARY SEWER PROFILES & DETAILS
- C04 LYNNHOPE DRIVE SANITARY SEWER PROFILES
- C05 EROSION SEDIMENT CONTROL NOTES & DETAILS

CONTACT INFORMATION:

Engineer & Surveyor. Parker Design Group, Inc
816 Boulevard
Salem, Virginia 24153
Phone: (540) 387-1153
Fax: (540) 389-5767

Owner. Multiple Owners

Developer. Western Virginia Water Authority
Attn: Greg Reed
601 S. Jefferson Street, Suite 300
Roanoke, Virginia 24011
Phone: (540) 853-5468
Fax: (540) 853-1017

AS - BUILT
12/15/2006

WWW.ID# 6XSPF8

LEGEND:

	CONCRETE		YARD LIGHT (S.M.H.)		EX. POWER POLE
	ASPHALT PAVING		TYPICAL YARD HYDRANT		EX. TELEPHONE
	PAVEMENT REPLACEMENT		PROP. FIRE HYDRANT		EX. TELEPHONE PEDESTAL
	GRAVEL		PROP. AIR RELEASE VALVE		EX. LIGHT POLE
	PAVERS		PROP. GATE VALVE		BENCHMARK
	WETLAND AREA		PROP. BLOW OFF VALVE		
	SURVEYED PROPERTY LINE		PROP. TELEPHONE LINE		
	PROPOSED PROPERTY LINE		PROP. GAS LINE		
	DEED PROPERTY LINE		PROP. SANITARY SEWER LINE		
	EXIST. OVERHEAD POWER		PROP. STORM SEWER LINE		
	EXIST. WATER LINE		PROP. CONTOURS		
	EXIST. OVERHEAD CABLE		EXIST. 2 CONTOURS		
	EXIST. CENTERLINE OF ROAD		EXIST. 10 CONTOURS		
	EXIST. STORM SEWER		PROP. SPOT ELEVATION		
	EXIST. SANITARY SEWER		SILT FENCE		
	PROP. UNDERGROUND ELEC. LINE		PROP. TREE LINE		
	PROP. UNDERGROUND ELEC. SERVICE		RESOURCE MANAGEMENT AREA BOUNDARY		
	PROP. WATERLINE		RESOURCE PROTECTION AREA BOUNDARY		
	PROP. AUDIO CABLE		DITCH LINE		
	EXIST. TREE LINE				
	EXIST. EDGE OF PAVEMENT				

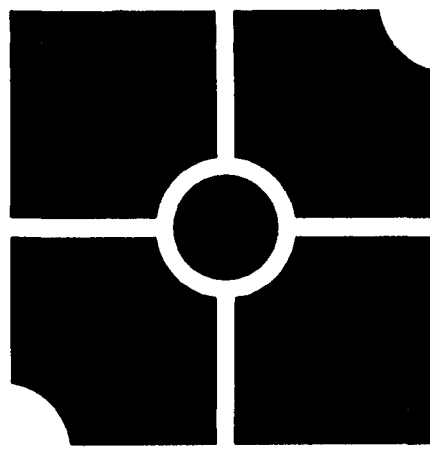
GENERAL NOTES:

- The minimum required density for all compaction shall be 95 percent of maximum dry density with a moisture content within ± 2 percent of the optimum. It is contractor's responsibility to verify compacted fill is suitable for building construction.
- It is the contractor's responsibility to meet compliance requirements with section 59.1-406, et seq. of the Code of Virginia (overhead high voltage lines safety act).
- The contractor shall be responsible for obtaining all necessary permits before beginning construction.
- All construction will be in accordance with City of Roanoke, VDOT, and VA ESCH standards and specifications.
- Unless shown and specified otherwise, methods and materials shall be in accordance with VDOT Road and Bridge Standards latest edition.
- Contractor shall be responsible for repair of any utilities damaged as a result of construction activities. Verify location of all existing utilities prior to beginning work.
- Rights-of-way, lot lines, and easements are dedicated on plats separate from these plans.
- A field review shall be made by the City of Roanoke during construction to determine the adequacy of channels and ditches as constructed in accordance with the approved plan. In the event of scour and erosion, the Contractor shall install additional measures as determined and required by the City.
- The contractor or developer is required to notify the City of Roanoke Engineering Division in writing at least three (3) days prior to any construction, including, but not limited to the following:

- A Installation of approved erosion control devices
- N/A B Clearing and grubbing
- N/A C Subgrade excavation
- N/A D Installing storm sewers or culverts
- N/A E Placing gravel base
- F Placing any roadway surface
- N/A G Installing water lines
- H Installing sanitary sewer lines

N/A = Not Anticipated for this project

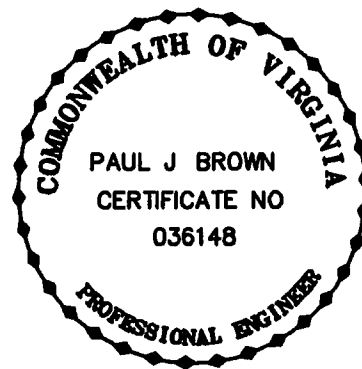
- A pre-construction conference should be scheduled with the City of Roanoke, to be held at least 48 hrs prior to any construction.
- Measures to control erosion and siltation must be provided prior to plan approval. Plan approval in no way relieves the developer or contractor of the responsibilities contained within the erosion and siltation control policies.
- An approved set of plans and all permits must be available at the construction site.
- Field construction shall honor proposed drainage divides as shown on plans.
- All unsuitable material shall be removed from the construction limits of the roadway before placing embankment.
- Construction debris shall be contained 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 cleaning mud from trucks and/or other equipment prior to entering public streets.
- It is the contractors responsibility to insure that the streets are in a clean, mud and dust free condition 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.
- Contractors shall notify utilities of proposed construction at least three (3), but not more than ten (10) working days in advance. Area public utilities may be notified thru "Miss Utility" 1-800-552-7001.
- Field corrections shall be approved by the City of Roanoke prior to such construction.



parker
DESIGN GROUP

ENGINEERS & SURVEYORS & PLANNERS & ARCHITECTS
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Salem, Virginia 24153
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Sanitary Sewer Extension Along
Broadlawn Rd. & Lynnhope Dr.
For Western Virginia Water Authority
Blks 1, 3, & 7, Sec 1, Covehaven Court
City of Roanoke, VA

REVISIONS

DESIGNED BY SLR

DRAWN BY SLR

CHECKED BY PJR

SCALE As Shown

DATE June 1, 2006

SHEET TITLE

Cover Sheet

C01
01 OF 05
PROJECT NUMBER:
06-0140-01