UTILITY NOTES:

ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH VDOT'S ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS.
ALL WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 3.0 FEET OF COVER, 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.
SANITARY SEWER MAIN PIPE MATERIAL SHALL BE PVC, SDR-35, EXCEPT AS NOTED, OR APPROVED EQUAL. ALL SANITARY SEWER LATERAL PIPE MATERIAL SHALL BE, PVC SDR-26.
CONNECTION TO EXISTING SANITARY SEWER MANHOLE SHALL BE IN ACCORDANCE WITH THE WESTERN VIRGINIA WATER AUTHORITY STANDARDS. A WVWA INSPECTOR MUST BE ONSITE DURING CONNECTION TO MANHOLE. 48 HOUR NOTICE REQUIRED.
NEW 8" WATER LINE MAIN MATERIAL SHALL BE DUCTILE IRON, CLASS 350 DUE TO THE WORKING PRESSURE IN THESE LINES BEING GREATER THAN 100 PSI, UNLESS OTHERWISE INDICATED, OR APPROVED EQUAL.
LOTS 1 THRU 15 IN SECTION 1 AND LOTS 1 THRU 6 IN SECTION 5 MAY REQUIRE A HIGH PRESSURE WATER METER SERVICE PER WVWA STD. DETAIL W3. FIELD VERIFY PRESSURE PRIOR TO INSTALLING METERS. ALL THE REMAINING LOTS WILL BE SERVED BY THE NEW 4" LOW PRESSURE WATER LINE AND SHALL CONFORM TO WVWA STD. DETAIL W1 OR W4. ALL NEW FIRE HYDRANT ASSEMBLIES SHALL CONNECT TO THE NEW 8" HIGH PRESSURE WATER LINE.
ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH VDOT STANDARDS.
ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE INDICATED. ALL HDPE PIPE SHALL BE N-12 WT OR APPROVED EQUAL.
ALL NEW DROP INLETS AND STORM DRAIN MANHOLES SHALL HAVE VDOT STD. DS-1, INLET SHARING.
ALL DRAINAGE STRUCTURES DEEPER THAN 4.0 FEET SHALL HAVE STEPS (VDOT STD. ST-1) INSTALLED.
SAFETY SLABS (VDOT STD. SL-1) ARE REQUIRED IN ALL NEW DRAINAGE STRUCTURES WITH A DEPTH OF 12.0 FEET OR GREATER. THE SPACING OF THE SLABS SHOULD BE 8 TO 12 FEET WITH NO SAFETY SLAB LOCATED WITHIN 6 FEET FROM THE TOP OR BOTTOM OF THE STRUCTURE.
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) 283-2932.
ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.
ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
ALL WATER & SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
A GEOTECHNICAL ENGINEER SHALL OBSERVE SUBGRADE CONDITIONS PRIOR TO INSTALLATION OF PIPE BEDDING MATERIAL.
THE CONTRACTOR IS RESPONSIBLE FOR ANY REPAIRS FOR DAMAGE TO EXISTING STRUCTURES AS A RESULT OF CONSTRUCTION IN ACCORDANCE WITH VDOT, WESTERN VIRGINIA WATER AUTHORITY, AND/OR ROANOKE CITY STANDARDS AND SPECIFICATIONS.
PERPENDICULAR SAW CUT AND TACK COAT TO BE PROVIDED WHERE NEW PAVEMENT CONNECTS TO EXISTING PAVEMENT. LOCATION OF SAW CUT TO BE DETERMINED IN FIELD AND SHALL BE LOCATED AT THE TERMINATION OF THE FULL DEPTH ASPHALT SECTION FOR THE EXISTING PAVEMENT. MINIMUM WIDTH OF ASPHALT REPLACEMENT SHALL BE 2'.
HOUSE AND DRIVEWAY LOCATIONS SHOWN ON THESE DEVELOPMENT PLANS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
AS EACH LOT IS DEVELOPED, A BASIC DEVELOPMENT PLAN MUST BE SUBMITTED TO AND APPROVED BY THE CITY. THE BASIC DEVELOPMENT PLAN WILL BE REVIEWED TO INSURE CONFORMANCE WITH ALL CITY ZONING REGULATIONS INCLUDING, BUT NOT NECESSARILY LIMITED TO, SETBACKS, IMPERVIOUS SURFACE RATIOS, LIGHTING, DRIVEWAY WIDTHS AND SURFACING, AND LANDSCAPING.
TRAFFIC SHALL BE MAINTAINED ALONG EXISTING ROADS AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AN APPROVED TRAFFIC CONTROL PLAN PRIOR TO PERFORMING ANY CONSTRUCTION ACTIVITIES ADJACENT TO OR NEAR ANY EXISTING ROADS.
WORK WITHIN THE CITY OF ROANOKE PUBLIC RIGHT OF WAY SHALL BE PERFORMED PER THE CITY OF ROANOKE RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS.
ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
THE LANDSCAPED ISLANDS AND MEDIANS LOCATED WITHIN THE LIMITS OF THE PUBLIC RIGHT-OF-WAY AT THE MillView DRIVE CUL DE SAC AND WITHIN THE CIRCLE AT THE END OF CLAREMONT COURT SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
FIRE LANE SIGNS MAY BE REQUIRED SHOULD FIRE APPARATUS ACCESS BECOME AN ISSUE ON MillView DRIVE SW, CLAREMONT COURT SW, AND MillView COURT SW.
AIR RELEASE VALVE SHALL BE FIELD ADJUSTED TO BE INSTALLED AT HIGH POINTS IN THE WATER SYSTEM WHERE CONSTRUCTED.

C1	C2	C3	C4	C5	C6
Centerline	Centerline	Centerline	Centerline	Centerline	Centerline
A= 79°34'50"	A= 58°50'41"	A= 25°20'21"	A= 61°18'23"	A= 51°53'26"	A= 37°35'03"
D= 33°44'25"	D= 14°19'26"	D= 10°25'03"	D= 22°50'06"	D= 62°40'15"	D= 5°43'47"
R= 175.00	R= 400.00	R= 550.00	R= 200.00	R= 91.42	R= 1000.00
T= 145.75	T= 225.98	T= 123.64	T= 148.16	T= 44.48	T= 340.27
L= 243.06	L= 411.40	L= 243.24	L= 267.50	L= 82.80	L= 655.97
P.C. 11+74.49	P.C. 14+17.56	P.C. 18+28.95	P.C. 20+72.19	P.C. 28+37.47	P.C. 40+64.45
P.I. 13+20.24	P.I. 16+43.54	P.I. 19+52.59	P.C. 22+20.35	P.I. 29+81.95	P.I. 44+04.72
P.T. 14+17.55	P.T. 18+28.86	P.T. 20+72.19	P.T. 23+39.69	P.T. 29+20.27	P.T. 47+20.42

SANITARY SEWER MAIN LINE BEARINGS AND DISTANCES

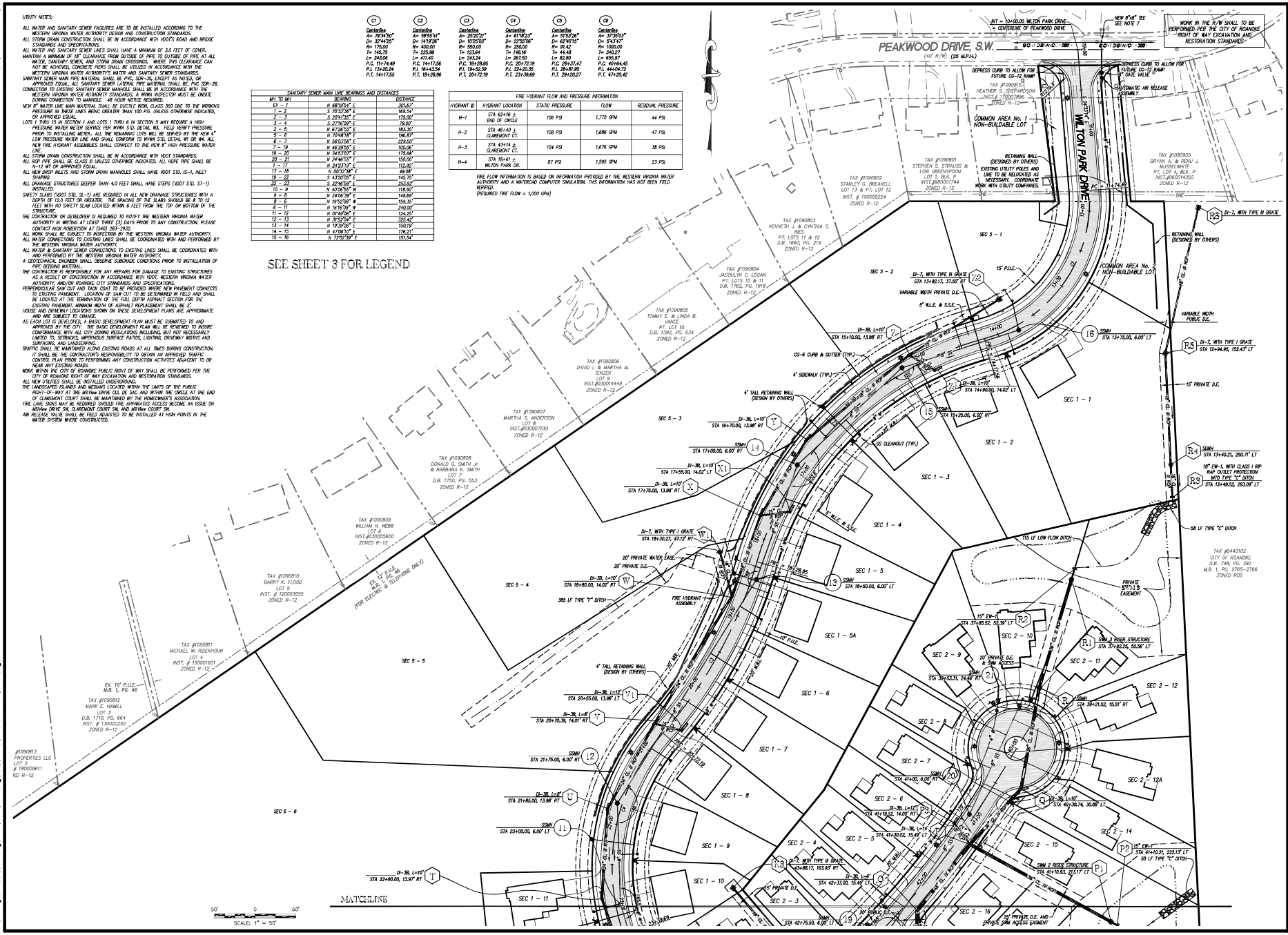
MH TO MH	BEARING	DISTANCE
EX – 1	N 68°19'04" E	301.61'
1 – 2	S 70°33'36" E	169.54'
2 – 3	S 20°41'35" E	175.00'
3 – 4	S 27°16'09" E	79.00'
2 – 5	N 67°26'52" E	183.30'
5 – 6	N 70°48'18" E	196.87'
6 – 7	N 56°03'56" E	229.50'
7 – 19	N 46°39'55" E	100.06'
19 – 20	N 34°53'07" E	175.68'
20 – 21	N 24°46'55" E	150.00'
1 – 17	N 24°23'19" E	112.90'
17 – 18	N 00°33'38" E	49.05'
19 – 22	S 43°20'25" E	145.75'
22 – 23	S 32°46'59" E	253.92'
10 – 9	N 40°06'55" W	118.50'
9 – 8	N 24°06'39" E	149.69'
8 – 6	N 19°52'08" W	159.50'
6 – 11	N 16°16'09" W	240.00'
11 – 12	N 01°49'06" E	124.25'
12 – 13	N 31°52'04" E	326.42'
13 – 14	N 19°39'26" E	150.19'
14 – 15	N 47°06'10" E	176.21'
15 – 16	N 72°02'39" E	151.54'

FIRE HYDRANT FLOW AND PRESSURE INFORMATION

HYDRANT ID	HYDRANT LOCATION	STATIC PRESSURE	FLOW	RESIDUAL PRESSURE
H–1	STA 62+16 ± END OF CIRCLE	106 PSI	1,770 GPM	44 PSI
H–2	STA 46+40 ± CLAREMONT CT.	108 PSI	1,686 GPM	47 PSI
H–3	STA 43+14 ± CLAREMONT CT.	104 PSI	1,676 GPM	38 PSI
H–4	STA 18+61 ± WILTON PARK DR.	87 PSI	1,595 GPM	23 PSI

FIRE FLOW INFORMATION IS BASED ON INFORMATION PROVIDED BY THE WESTERN VIRGINIA WATER AUTHORITY AND A WATERCAD COMPUTER SIMULATION. THIS INFORMATION HAS NOT BEEN FIELD VERIFIED.
(REQUIRED FIRE FLOW = 1,000 GPM)

SEE SHEET 3 FOR LEGEND



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COMMONWEALTH OF VIRGINIA
ANDREW P. LUMSDEN
LIC. NO. 022818
5/12/20
PROFESSIONAL ENGINEER

DIMENSIONAL LAYOUT

DEVELOPMENT PLANS FOR MillView SUBDIVISION

PREPARED FOR
WTSH, LLC
SITUATED IN
THE CITY OF ROANOKE, VIRGINIA

REVISIONS		
NO.	DATE	DESCRIPTION
1	4/15/2020	SITE PLAN REVISION TABLE ON SHEET NO. 3
2	1/25/2022	SITE PLAN REVISION TABLE ON SHEET NO. 3
3	5/12/2022	SITE PLAN REVISION TABLE ON SHEET NO. 3
4		
5		

DATE March 10, 2020
SCALE 1" = 50'
COMMISSION NO. 2003-374N
SHEET 4 OF 19