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ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.

ALSO, STORM DRAINAGE 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. MATERIALS SHALL BE IN ACCORDANCE WITH THE WESTERN VIRGINIA WATER AUTHORITY, WATER, SEWER, AND STORM DRAIN CRITERIONS. WHERE THIS CLEARANCE CAN NOT BE ACHIEVED, CONCRETE PIPES SHALL BE UTILIZED IN ACCORDANCE WITH THE WESTERN VIRGINIA WATER AUTHORITY STANDARDS.

ALL 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 CONCRETE OR APPROVED EQUAL.

ALL WESTERN VIRGINIA WATER AUTHORITY STANDARDS, A WWA INSPECTION MUST BE OBTAINED DURING CONNECTION TO MANHOLE. 48 HOUR NOTICE REQUIRED.

ALL STORM DRAINAGE SHALL BE IN ACCORDANCE WITH VDOT 130 DUE TO THE WORKING PRESSURE IN THESE LINES BEING GREATER THAN 6 PSI. UNLESS OTHERWISE INDICATED, OR APPROVED EQUAL.

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND LOTS 1 THRU 6 IN SECTION 5 MAY REQUIRE A HIGH PRESSURE WATER METER SERVICE PER WVA SD. DETAIL K1. FIELD VERIFIED PRESSURE PRIOR TO INSTALLING METER. ALL REMAINING LOTS WILL BE SERVED BY THE NEW #4" POLYETHYLENE GLASS REINFORCED PIPE (PEGR) WITH 12" DIA. 100' PER FOOT. 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 ROP PIPE SHALL BE CLASS III UNLESS OTHERWISE INDICATED. ALL HOPE PIPE SHALL BE 12" WT OR APPROVED EQUAL.

ALL STORM INLETS AND STORM DRAIN MANHOLES SHALL HAVE VDOT ST. IS-1, INLET SHAPING.

ALL DRAINAGE STRUCTURES DEEPER THAN 4.0 FEET SHALL HAVE STEPS (VDOT ST. ST-1).

SAFETY SLABS (VDOT ST. 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. ALL 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 PRIOR TO ANY CONSTRUCTION. PRIOR TO ANY CONSTRUCTION, PLEASE CONTACT NICK ROBERTSON AT (404) 283-2932.

ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY. ALL CONSTRUCTION SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.

ALL WATER & SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH 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 ROADWAY CITY STANDARDS AND SPECIFICATIONS.

PERMANENT DRAINAGE AND SANITARY CONNECTIONS TO EXISTING PAVEMENT CONNECTIONS 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. THE LOCATION OF SAW CUT SHALL BE DETERMINED IN FIELD AND SHALL BE LOCATED AT THE TERMINATION OF THE FULL DEPTH ASPHALT SECTION FOR THE EXISTING PAVEMENT.

ALL HOUSE AND DRIVEWAY LOCATIONS SHOWN ON THESE DEVELOPMENT PLANS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.

AS EACH LOT IS SUBMITTED FOR DEVELOPMENT PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE CITY. THE BASIC DEVELOPMENT PLAN WILL BE REVIEWED IN CONFORMANCE WITH ALL CITY ZONING REGULATIONS INCLUDING, BUT NOT NECESSARILY LIMITED TO, SUBDIVISION, SURFACE DRAINAGE, UTILITIES, DRAINAGE, TRAFFIC AND LANDSCAPING.

TRAFFIC SHALL BE MAINTAINED ALONG EXISTING ROADS AT ALL TIMES DURING CONSTRUCTION. ALL TRAFFIC SHALL BE MAINTAINED ALONG EXISTING ROADS AT ALL TIMES DURING CONSTRUCTION. CONTROL PLAN PRIOR TO PERFORMING ANY CONSTRUCTION ACTIVITIES ADJACENT TO OR NEAR ANY EXISTING ROADS.

WORK ON THE CONSTRUCTION OF THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED PER THE CITY OF ROADKNOKE RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS.

ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.

ALL UTILITIES SHALL BE INSTALLED WITHIN THE CITY OF ROADKNOKE RIGHT OF WAY LIMITS OF THE PUBLIC RIGHT-OF-WAY AT THE MIMW DRIVE, OLD DUE C&D AND WITHIN THE CIRCLE AT THE END OF CLAREMONT C&W. SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

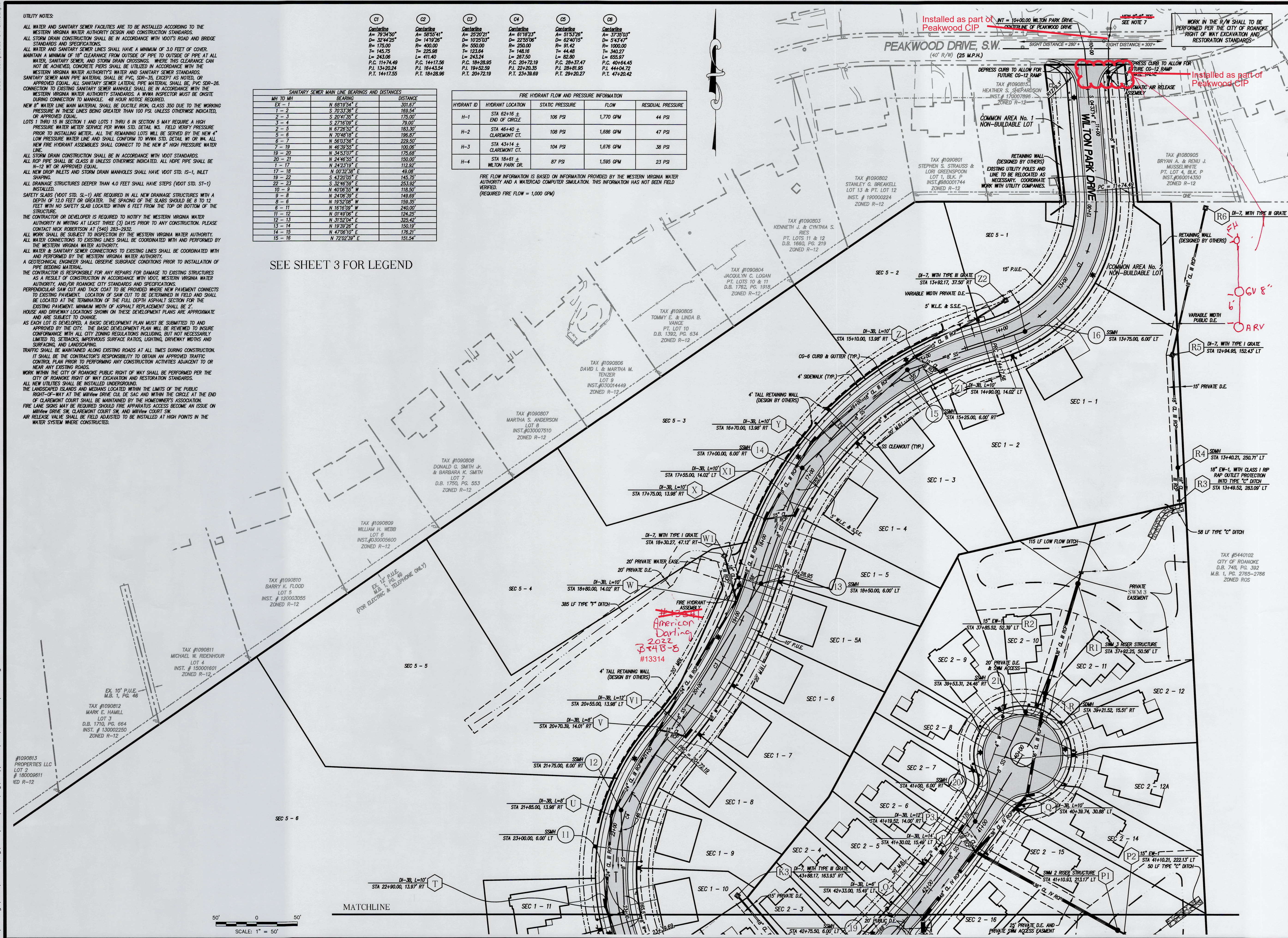
FINAL DESIGN SHALL BE SUBMITTED TO THE CITY OF ROADKNOKE FOR REVIEW. AN ISSUE ON MIMW DRIVE C&W, CLAREMONT C&W, OLD DUE C&D AND MIMW C&W.

AIR RELEASE VALVE SHALL BE FIELD ADJUSTED TO BE INSTALLED AT HIGH POINTS IN THE WATER SEWER.

FIRE HYDRANT FLOW AND PRESSURE INFORMATION			
HYDRANT ID	HYDRANT LOCATION	STATIC PRESSURE	RESIDUAL PRESSURE
H-1	STA 62+16 ± END OF CURVE	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 36 PSI
H-4	STA 18+61 ± MILTON PARK DR.	87 PSI	1,595 GPM 25 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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DIMENSIONAL LAYOUT

DEVELOPMENT PLANS FOR
MillView SUBDIVISION
PREPARED FOR
WTSH, LLC
SITUATED IN
THE CITY OF ROANOKE, VIRGINIA

REVISIONS		
NO.	DATE	DESCRIPTION
1	4/15/2021	SEE PLAN REVISION TABLE ON SHEET NO. 3
2		
3	3/25/2022	SEE PLAN REVISION TABLE ON SHEET NO. 3
4	5/12/2023	SEE PLAN REVISION TABLE ON SHEET NO. 3
5		

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