CONTACT INFORMATION:

Engineer: Parker Design Group, Inc
Surveyor: 2122 Carolina Ave. SW
Roanoke, VA 24014
Phone: (540) 387-1153
Fax: (540) 389-5767

Owner: South Pollard Improvement LLC
Developer: 6000 Mobiles Lane
Roanoke, VA 24019

NOTE: CONTRACTOR TO CONTACT MISS UTILITY (811) IN ADVANCE OF PLANNED WORK. ADVANCE TIME PERIOD SHALL BE IN ACCORDANCE WITH CURRENT MISS UTILITY GUIDELINES (www.missutilityofvirginia.com).

APPROVED
By Aaron Shearer at 7:26 am, Feb 09, 2023

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51167C0161G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. THE LOCATIONS OF UNDERGROUND UTILITIES ARE BASED UPON FIELD LOCATION OF OBSERVED EVIDENCE OF UTILITIES, MARKING MADE BY OTHERS (CONTACT MISS UTILITY TICKET #022070591SA AND RECORDS AVAILABLE AT TIME OF SURVEY. REMAINING OF UTILITIES AND VERIFICATION ARE REQUIRED BEFORE ANY DIGGING IS PERFORMED.
4. SIZE OF UTILITIES SHOWN ARE PER AVAILABLE RECORDS AND GIS DATA. CONTRACTOR TO VERIFY SIZES PRIOR TO CONSTRUCTION.

SITE UTILITIES LEGEND

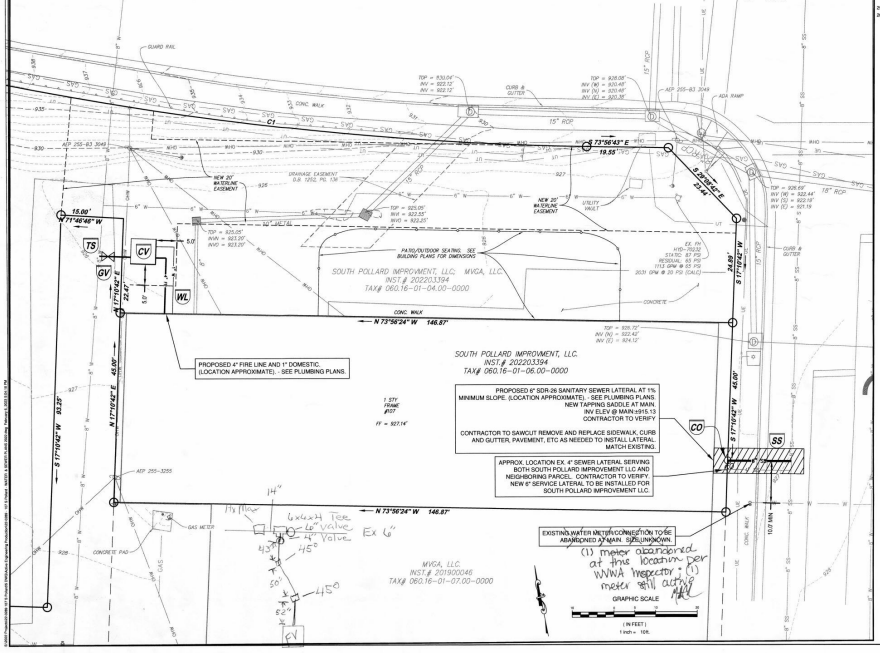
WL	PROPOSED WATER LINE (4" DUCTILE IRON).
TS	TAPPING SLEEVE & VALVE. (STD. WVWA W-21)
GV	4" GATE VALVE.
CV	COMMERCIAL METER VAULT. (STD. WVWA W-7) CONTRACTOR SHALL PROVIDE A SHOP DRAWING FROM THE MANUFACTURER TO WVWA FOR REVIEW AND APPROVAL.
SS	PROPOSED SANITARY SEWER LATERAL(6" SDR-26)
CO	PROPOSED SANITARY SEWER CLEANOUT.

FIRE FLOW:

1. BUILDING IS TO BE SPRINKLED. REQUIRED FIRE FLOW PER IFC IS 1000 GPM FOR A SPRINKLED BUILDING OF THIS SIZE.
2. EXISTING HYDRANT PROVIDES CALCULATED FIRE FLOW OF 2031 GPM AT 20 PSI.

WVWA NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) AVAILABLE AT WWW.WESTERNVIRWATER.ORG OR BY CONTACTING THE AUTHORITY AT 540-983-5700. THE PROJECT SHALL ALSO COMPLY WITH THE GOVERNING JURISDICTIONAL STANDARDS AND OTHER AGENCY STANDARDS (E.G., VDOT, DEQ, DCR, VDH, ETC.) WHERE APPLICABLE.
2. WHILE NOT REQUIRED ON EVERY WVWA PROJECTS, WATER SERVICE AND METER REPLACEMENT SHOULD BE DISCUSSED PRIOR TO CONSTRUCTION. THE AUTHORITY WILL INSTALL ALL NEW WATER SERVICE LINES AND METERS. THE CONTRACTOR SHALL PROVIDE ALL EXCAVATION, BACKFILL, AND RESTORATION ASSOCIATED WITH THE WATER SERVICE INSTALLATION. THE CONTRACTOR SHALL CONFIRM AND VERIFY THE EXISTING METER SIZE AND SETTER TYPE. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING CORRECT METER SETTER TO MATCH EXISTING METER SIZE AND TYPE. FOLLOWING METER REPLACEMENT BY THE AUTHORITY, THE CONTRACTOR SHALL DEMOLISH THE EXISTING WATER METER SETTER AND BOX. THE CONTRACTOR SHALL COORDINATE WITH THE AUTHORITY TO SCHEDULE METER SETTER DEMOLITION. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF TWO WORKING DAYS NOTICE TO THE WATER AUTHORITY PRIOR TO BEGINNING METER INSTALLATIONS. THE CONTRACTOR SHALL SEQUENCE CONSTRUCTION ACTIVITY TO RECEIVE NEW METERS BEFORE CONTACTING THE AUTHORITY FOR WATER METER REPLACEMENT.
3. ALL CONNECTIONS TO EXISTING WATERLINES SHALL BE PERFORMED BY THE WVWA. THE CONTRACTOR SHALL PROVIDE FULL STAINLESS STEEL TAPPING SLEEVES AND VALVES. THE CONTRACTOR SHALL TAPPING SLEEVE TO THE EXISTING WATERLINE, SHOW THE TIMELY PER-DEWA REQUIREMENTS, CLEAN THE EXISTING WATER LINE, AND INSTALL THE TAPPING SLEEVE AND VALVE PRIOR TO THE AUTHORITY PERFORMING THE TAP. THE CONTRACTOR SHALL NOTIFY THE WVWA INSPECTOR AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO REQUIRING THE CONNECTION.
4. ALL CONNECTIONS TO EXISTING SANITARY SEWERLINES SHALL BE PERFORMED BY THE AUTHORITY. THE CONTRACTOR SHALL EXCAVATE TO THE EXISTING SEWERLINE, SHORE THE TRENCH PER OSHA REQUIREMENTS, AND CLEAN THE EXISTING SEWERLINE PRIOR TO THE AUTHORITY PERFORMING THE TAP. THE CONTRACTOR SHALL NOTIFY THE WVWA INSPECTOR AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO REQUIRING THE CONNECTION.
5. THE CONTRACTOR SHALL PERFORM ALL MINOR CONNECTIONS. THE COPPER AND BOX INSTALLATION SHALL BE INSPECTED AND APPROVED BY AN AUTHORITY CONSTRUCTION INSPECTOR PRIOR TO ACTIVATING SEWER SERVICE. THE CONTRACTOR SHALL CONTACT THE AUTHORITY'S CONSTRUCTION INSPECTOR RESPONSIBLE FOR THE PROJECT AT LEAST ONE (1) DAY PRIOR TO INITIATING THE MINIMALE CONNECTION.
6. PRIOR TO CONSTRUCTION IN THE RIGHT-OF-WAY, ALL APPLICABLE PERMITS(S) FROM THE GOVERNING JURISDICTION AND/OR AGENCY MUST BE OBTAINED AND A COPY KEPT ON THE PROJECT SITE.
7. FOR PROJECTS REQUIRING TRAFFIC CONTROL IN THE CITY OF ROANOKE, NOTIFY MANAGER OF TRANSPORTATION, MARK JAMISON, AT 540-853-5471 AT LEAST TWO WEEKS IN ADVANCE OF REQUIRING TRAFFIC CONTROL. FOR A LANE CLOSURE PERMIT IN THE CITY OF ROANOKE, CONTACT THE TRAFFIC ENGINEER, HONG LIU, AT 540-853-2086. IN ROANOKE, BOTH EQUIPT OR FRANKLIN STREET MUST BE PLACED ON FLASHER MODE AT NIGHT. FOR PROJECTS IN THE CITY OF VINTON, CONTACT THE TRAFFIC ENGINEER, MARK SEMONES, AT 540-983-2300. TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE MOST RECENT MUTCD MANUAL AND THE VDOT WORK AREA PROTECTION MANUAL UNLESS OTHERWISE SPECIFIED BY THE CITY.
8. THE CONTRACTOR SHALL NOTIFY THE WVWA ENGINEERING COORDINATOR, MARK SINK, AT 540-527-3400 AT LEAST THREE (3) DAYS PRIOR TO CONSTRUCTION.
9. A PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED AT LEAST ONE (1) DAY PRIOR TO ANY CONSTRUCTION.
10. THE CONTRACTOR SHALL HAVE A VALID MISS UTILITY TICKET PRIOR TO EXCAVATION. CONTACT MISS UTILITY AT 1-800-552-7001.
11. ALL EXISTING UTILITIES MAY NOT BE SHOWN OR MAY NOT BE SHOWN IN THEIR EXACT LOCATION. CONTRACTOR SHALL LOCATE ALL UTILITIES AND DETERMINE ALL INVERTS PRIOR TO CONSTRUCTION OR FOR ANY DESIGNED DUE TO CONFLICTS WITH OTHER UTILITIES. THE CONTRACTOR SHALL COMPLY WITH THE VIRGINIA STATE WATER WORKS REGULATIONS, SECTION 12VAC5-590-1100, AND THE VIRGINIA STATE SEWAGE COLLECTION AND TREATMENT REGULATIONS WHERE LINES CROSS.
12. AN APPROVED SET OF PLANS AND PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
13. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED IN ACCORDANCE WITH THE VIRGINIA LITTER CONTROL ACT.
14. THE CONTRACTOR'S CERTIFIED RESPONSIBLE LAND DISTURBER SHALL BE RESPONSIBLE TO IMPLEMENT ALL EROSION & SEDIMENT CONTROLS REQUIRED. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. ALL EROSION CONTROLS SHALL BE INSPECTED DURING CONSTRUCTION. THE WVWA MAY REQUIRE CHANGES TO AN APPROVED PLAN IN THE FOLLOWING CASES WHERE INSPECTION HAS REVEALED THAT THE PLAN IS INADEQUATE TO SATISFY APPLICABLE REGULATIONS.
15. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING ALL VEHICLES AND EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE STREETS ARE KEPT IN A CLEAN, MUD AND DEBRIS FREE CONDITION AT ALL TIMES.
16. ALL PAYMENTS SHALL BE APPROVED BY THE AUTHORITY'S ENGINEERING DIVISION PRIOR TO SUCH CONSTRUCTION. NO ADDITIONAL PAYMENTS SHALL BE MADE TO CONTRACTOR FOR WORK PERFORMED WITHOUT PRIOR APPROVAL FROM AUTHORITY'S PROJECT MANAGER.
17. THE CONTRACTOR SHALL MAKE PROVISIONS TO PROVIDE ACCESS TO ALL PROPERTIES DURING CONSTRUCTION AND SHALL MAINTAIN SAFE ACCESSIBILITY TO FIRE HYDRANTS AT ALL TIMES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING ALL MAINLINES AFTER PAVING. MAINLINE VALVES SHALL BE INSTALLED TO GRADE AND FLUSH WITH THE FINAL PAVEMENT.
19. UNIMPAIRED ROADWAYS OPENED TO TRAFFIC SHALL HAVE, AT A MINIMUM, COMPACTED AGGREGATE MATERIAL VDOT 21A OR 21B FLUSH WITH THE ADJACENT ROADWAY SURFACE AND SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS. SAME AREAS MAY REQUIRE A TEMPORARY PATCH UNTIL FINAL PAVING CAN BE COMPLETED.
20. ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED TO 95% STANDARD PROCTOR THAN CAN BE RESTORED WITHIN THE SAME WORK DAY. ALL TRENCHES SHALL BE BACKFILLED OR PLATED AT THE END OF EACH WORK DAY OR WHEN THE CONTRACTOR IS NOT ON SITE.
21. THE CONTRACTOR SHALL SUPPLY THE AUTHORITY WITH CORRECT AS-BUILT PLANS BEFORE SUBSTANTIAL COMPLETION WILL BE GRANTED.
22. HORIZONTAL & VERTICAL BENDS SHOWN IN THE PLAN ARE APPROXIMATE. CONTRACTOR TO BE AWARE THAT ALL HORIZONTAL AND/OR VERTICAL BEND FITTINGS MAY NOT BE SHOWN IN THE PLANS.
23. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.
24. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND 9' 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.
25. ANY EXISTING APPURTENANCES SHOULD BE ADJUSTED TO GRADE AND NEW FRAME AND COVERS INSTALLED WHERE NEEDED.
26. IT IS THE CONTRACTORS RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND POTHOLED TO VERIFY LOCATIONS. THIS PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATED ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.

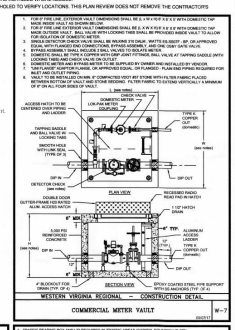


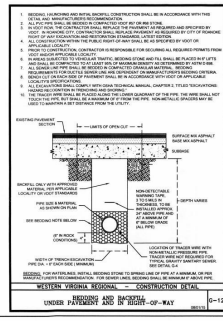
Contractor certifies that work was completed in accordance with this document. Any deviations from the plan were recorded via redline and reflected as noted on this plan.

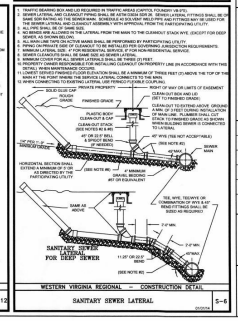
Contractors Performing work:
JB Plumbing and More
Summit Contracting

General Contractor: Lionberger Construction Company

Signed: Kim Rosenberger Project Manager







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STATE OF VIRGINIA
GWIN J. BURGOS
Lic. No. 050774
02-09-2023
PROFESSIONAL ENGINEER

WATER & SEWER PLAN
SOUTH POLLARD IMPROVEMENT, LLC

107 S POLLARD STREET
TOWN OF VINTON, VIRGINIA

REVISIONS
PER WVWA JANUARY 9, 2023
PER WVWA FEBRUARY 6, 2023

DESIGNED BY: SLR
DRAWN BY: KBM / JMD
CHECKED BY: SLR
SCALE: 1" = 10'
DATE: November 14, 2022
PROJECT NUMBER: 22-0289
SHEET TITLE: WATER & SEWER PLAN

C01
01 OF 01