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).

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 Improvment LLC
Developer: 6000 Matisse Lane
Roanoke, VA 24018

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. 51161C0159 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. THE UTILITIES SHOWN HEREON BY PARKER DESIGN GROUP ARE BASED ON FIELD LOCATION OF OBSERVED EVIDENCE OF UTILITIES, MARKINGS MADE BY OTHERS LISTED ON MISS UTILITY TICKET #422070239-00A AND RECORDS AVAILABLE AT TIME OF SURVEY. REMARKING 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

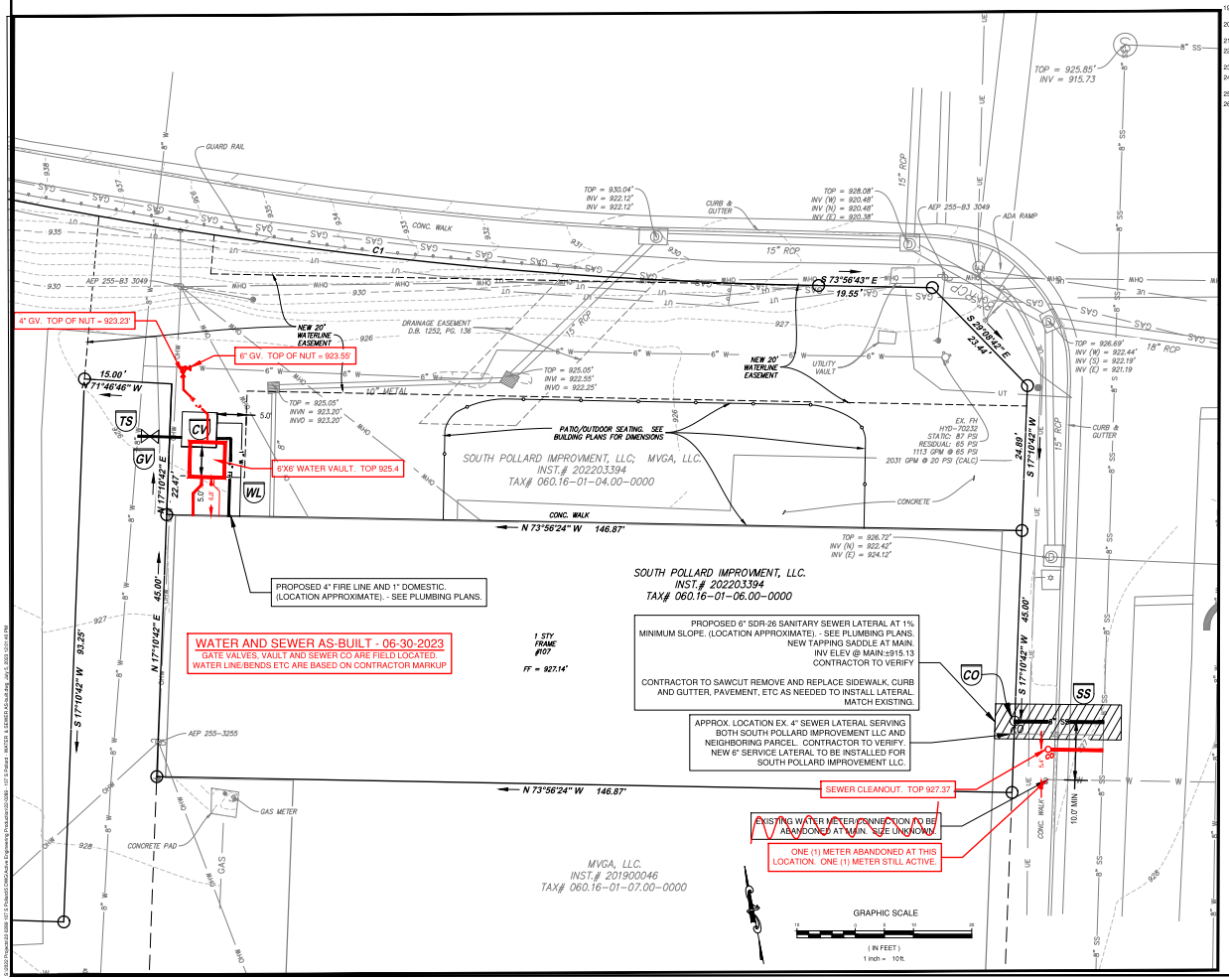
WL	PROPOSED WATER LINE (4" DUCTILE IRON).
TS	TAPPING SLEEVE & VALVE. (STD. WVWA W-21)
GV	4" GATE VALVE.
CV	COMMERCIAL METER VAULT. (STD. WVWA W-7) CONTRACTOR SHALL PROVIDE A SHOP DRAWING FROM THE MANUFACTURER TO WVWA FOR REVIEW AND APPROVAL.
SS	PROPOSED SANITARY SEWER LATERAL(6" SDR-26)
CO	PROPOSED SANITARY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

FIRE FLOW:

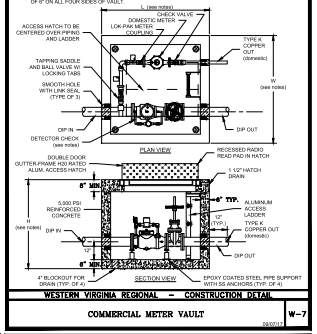
1. BUILDING IS TO BE SPRINKLED. REQUIRED FIRE FLOW PER IFC IS 1000 GPM FOR A SPRINKLED BUILDING OF THIS SIZE.
2. EXISTING HYDRANT PROVIDES CALCULATED FIRE FLOW OF 2031 GPM AT 20 PSI.

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.WESTERNWATER.ORG OR BY CONTACTING THE AUTHORITY AT 540-853-5700. THE PROJECT SHALL ALSO COMPLY WITH THE GOVERNING JURISDICTION'S STANDARDS AND OTHER AGENCY STANDARDS (E.G., VDOT, DEQ, DCR, VDH, ETC.) WHERE APPLICABLE.
2. WHILE NOT REQUIRED ON EVERY WVWA PROJECT WATER SERVICE AND METER INSTALLATIONS MUST BE DISCUSSED PRIOR TO CONSTRUCTION. THE AUTHORITY WILL INSTALL ALL NEW WATER METERS AND REMOVE ALL EXISTING WATER METERS. THE CONTRACTOR SHALL INSTALL COMPLETE NEW WATER SERVICES INCLUDING THE METER SETTER AND BOX. 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 EXISTING METER REMOVAL AND NEW METER INSTALLATION DIRECTLY WITH THE AUTHORITY. THE CONTRACTOR SHALL PROVIDE AT LEAST THREE (3) BUSINESS DAYS ADVANCE NOTICE TO THE AUTHORITY PRIOR TO NEEDING 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 SLEEVE(S) AND VALVE(S). THE CONTRACTOR SHALL EXCAVATE TO THE EXISTING WATERLINE. SHORE THE TRENCH PER OSHA REQUIREMENTS. CLEAN THE EXISTING WATERLINE, 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 MANHOLE CONNECTIONS. THE CORING AND BOOT 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 MANHOLE CONNECTION.
6. PRIOR TO CONSTRUCTION IN THE RIGHT-OF-WAY, ALL APPLICABLE PERMIT(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 540-853-2986. IN ROANOKE, BOTETOURT OR FRANKLIN COUNTIES, TRAFFIC CONTROL REQUIREMENTS ARE APPROVED BY VDOT. PLEASE CONTACT THE LOCAL VDOT OFFICE FOR ADDITIONAL REQUIREMENTS. 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 540-537-3460 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 IN THEIR EXACT LOCATION. CONTRACTOR SHALL LOCATE ALL UTILITIES AND DETERMINE ALL INVERTS PRIOR TO CONSTRUCTION TO ALLOW FOR ADJUSTMENTS DUE TO CONFLICTS WITH OTHER UTILITIES. THE CONTRACTOR SHALL COMPLY WITH THE VIRGINIA STATE WATER WORKS REGULATIONS, SECTION 12VAC5-590-1150, 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 MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND SHALL BE INSTALLED PRIOR TO 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 CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE STREETS ARE KEPT IN A CLEAN, MUD- AND DUST-FREE CONDITION AT ALL TIMES.
16. FIELD CHANGES 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 MANHOLES AFTER PAVING. MANHOLE RIMS SHALL BE INSTALLED TO GRADE AND FLUSH WITH THE FINAL PAVEMENT.
19. UNREPAIRED 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 REPAIRED ON A DAILY BASIS. SOME AREAS MAY REQUIRE A TEMPORARY PATCH UNTIL FINAL PAVING CAN BE COMPLETED.
20. THE CONTRACTOR SHALL NOT EXCAVATE MORE TRENCH LENGTH 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 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.
25. ANY EXISTING APPURTENANCES SHOULD BE ADJUSTED TO GRADE AND NEW FRAME AND COVERS INSTALLED WHERE NEEDED.
26. 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 RELOCATED ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.



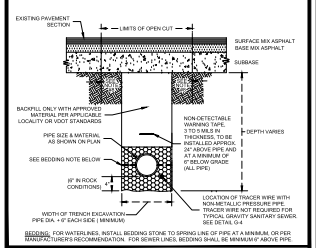
1. FOR 6" FIRE LINE, EXTERIOR VAULT DIMENSIONS SHALL BE (L X W X H) 6' X 6' X 7' WITH DOMESTIC TAP MADE INSIDE VAULT AS SHOWN BELOW.
2. FOR 8" FIRE LINE EXTERIOR VAULT DIMENSIONS SHALL BE (L X W X H) 6' X 6' X 8' WITH DOMESTIC TAP MADE OUTSIDE VAULT. BALL VALVE WITH LOCKING TABS SHALL BE PROVIDED INSIDE VAULT TO ALLOW FOR ISOLATION OF DOMESTIC METER.
3. SINGLE DETECTOR CHECK VALVE SHALL BE WILKINS 310 DALM. WATTS ES-850T - BP. OR APPROVED EQUAL WITH FLANGED END CONNECTIONS. BYPASS ASSEMBLY, AND ONE OS&Y GATE VALVE.
4. BYPASS ASSEMBLY SHALL INCLUDE 2 BALL VALVES TO ISOLATE METER.
5. ALL PIPE, FITTINGS, BALL VALVES, COUPLINGS, MJ GRIP JOINT FITTINGS, BALL VALVE AT TAPPING SADDLE (WITH LOCKING TABS) AND CHECK VALVE ON OUTLET.
6. DOMESTIC METER AND BYPASS METER TO BE SUPPLIED BY OWNER AND INSTALLED BY VENDOR.
7. "UNI FLANGE" ADAPTOR FLANGE, OR APPROVED EQUAL, OR FLANGED - PLAIN END PIPING REQUIRED FOR INLET AND OUTLET PIPING.
8. VAULT TO BE INSTALLED ON MIN. 6" COMPACTED VDOT #57 STONE WITH FILTER FABRIC PLACED BETWEEN BOTTOM OF VAULT AND STONE BEDDING. FILTER FABRIC TO EXTEND VERTICALLY A MINIMUM OF 6" ON ALL FOUR SIDES OF VAULT.



WESTERN VIRGINIA REGIONAL – CONSTRUCTION DETAIL

COMMERCIAL METER VAULT — W-7

1. BEDDING, HAUNCHING AND INITIAL BACKFILL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THIS DETAIL AND MANUFACTURER'S RECOMMENDATION.
2. ALL PVC PIPE SHALL BE BEDDED IN COMPACTED VDOT #57 OR #68 STONE.
3. IN VDOT ROW, THE CONTRACTOR SHALL REPLACE THE PAVEMENT AS REQUIRED AND SPECIFIED BY VDOT. IN ROANOKE CITY, CONTRACTOR SHALL REPLACE PAVEMENT AS REQUIRED BY CITY OF ROANOKE RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS, LATEST EDITION.
4. ALL WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE AS SPECIFIED BY VDOT OR APPLICABLE LOCALITY.
5. PRIOR TO CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS FROM VDOT AND/OR APPLICABLE LOCALITY.
6. IN AREAS SUBJECTED TO VEHICULAR TRAFFIC, BEDDING STONE AND FILL SHALL BE PLACED IN 8" LIFTS AND SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D 698.
7. ALL SEWER LINE PIPE SHALL BE BEDDED IN COMPACTED GRANULAR MATERIAL. BEDDING REQUIREMENTS FOR DUCTILE SEWER LINE ARE DEPENDENT ON MANUFACTURER'S BEDDING CRTERIA.
8. BENCH CUT ON EACH SIDE OF PAVEMENT SHALL BE IN ACCORDANCE WITH VDOT OR APPLICABLE LOCALITY STANDARDS.
9. ALL EXCAVATIONS SHALL COMPLY WITH OSHA TECHNICAL MANUAL, CHAPTER 2, TITLED "EXCAVATIONS: HAZARD RECOGNITION IN TRENCHING AND SHORING".
10. THE TRACER WIRE SHALL BE PLACED ALONG THE LOWER QUADRANT OF THE PIPE. THE WIRE SHALL NOT TOUCH THE PIPE. BUT SHALL BE A MAXIMUM OF 6" FROM THE PIPE. NON-METALLIC SPACERS MAY BE USED TO MAINTAIN A SET DISTANCE FROM THE UTILITY.

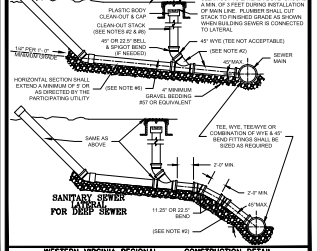


BEDDING: FOR WATERLINES, INSTALL BEDDING STONE TO SPRING LINE OF PIPE AT A MINIMUM, OR PER MANUFACTURER'S RECOMMENDATION. FOR SEWER LINES, BEDDING SHALL BE MINIMUM 6" ABOVE PIPE.

WESTERN VIRGINIA REGIONAL – CONSTRUCTION DETAIL

BEDDING AND BACKFILL UNDER PAVEMENT AND IN RIGHT-OF-WAY — G-12

1. TRAFFIC BEARING BOX AND LID REQUIRED IN TRAFFIC AREAS (CAPITOL FOUNDRY VB-975)
2. SEWER LATERAL AND CLEANOUT PIPING SHALL BE ASTM D2729 SDR 26. SEWER LATERAL FITTINGS SHALL BE OF SAME SDR RATING AS THE SEWER MAIN. SCHEDULE 40 SOLVENT WELD PIPE AND FITTINGS MAY BE USED FOR THE SEWER LATERAL AND CLEANOUT ASSEMBLY WITH APPROVAL FROM THE PARTICIPATING UTILITY.
3. ALL PIPE SHALL BE OF SAME SIZE.
4. NO BENDS ARE ALLOWED IN THE LATERAL FROM THE MAIN TO THE CLEANOUT STACK WYE. (EXCEPT FOR DEEP SEWER, AS SHOWN BELOW).
5. A MAIN LINE TAPS ON ACTIVE MAINS SHALL BE PERFORMED BY PARTICIPATING UTILITY.
6. ALL NEW SEWER LATERALS SHALL HAVE CLEANOUT TO BE INSTALLED PER GOVERNING JURISDICTION REQUIREMENTS.
7. MINIMUM LATERAL SIZE: 4" FOR RESIDENTIAL SERVICE. 6" FOR NON-RESIDENTIAL SERVICE.
8. SEWER CLEANOUTS SHALL BE SAME SIZE AS SEWER LATERAL.
9. MINIMUM COVER FOR ALL SEWER LATERALS SHALL BE THREE (3) FEET.
10. PROPERTY OWNER RESPONSIBLE FOR INSTALLING CLEANOUT ON PROPERTY LINE (IN ACCORDANCE WITH THIS DETAIL). WHEN MAINTENANCE OCCURS.
11. LOWEST SERVED FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF THREE FEET (3') ABOVE THE TOP OF THE MAIN AT THE POINT WHERE THE SERVICE LATERAL CONNECTS TO THE MAIN.
12. WHEN CONNECTING TO EXISTING LATERAL USE FERNCO FLEXIBLE COUPLING.



WESTERN VIRGINIA REGIONAL – CONSTRUCTION DETAIL

SANITARY SEWER LATERAL — S-6

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COMMONWEALTH OF VIRGINIA
SIMON L. RUTROUGH
Lic. No. 050774
06/30/2023
PROFESSIONAL ENGINEER

WATER & SEWER *AS-BUILT*
SOUTH POLLARD IMPROVEMENT, LLC

107 S POLLARD STREET
TOWN OF VINTON, VIRGINIA

REVISIONS

PER WVWA
JANUARY 9, 2023
PER WVWA
FEBRUARY 6, 2023
WVWA AS-BUILT
JUNE 30, 2023

DESIGNED BY: SLR
DRAWN BY: KBM / JMD
CHECKED BY: SLR
SCALE: 1" = 10'
DATE: *JUNE 30, 2023*
PROJECT NUMBER: 22-0289
SHEET TITLE: WATER & SEWER *AS-BUILT*

C01
01 OF 01