



GENERAL NOTES:

- 1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE OF CURB (FC) OR EDGE OF PAVEMENT (EP).
- 2. ALL PROPOSED SIGNS SHALL COMPLY WITH SECTION 30-93 OF THE ROANOKE COUNTY ZONING ORDINANCE. NO SIGN MAY BE ERRECTED OR DISPLAYED WITHOUT AN APPROVED SIGN PERMIT (EXCEPT AS PROVIDED IN SECTION 30-93-3).
- 3. ALL "STOP" AND "SPEED LIMIT" SIGNS SHALL CONFIRM TO THE "ROAD AND BRIDGE SPECIFICATIONS AND STANDARDS" PUBLISHED BY VDOT.

ANTICIPATED WATER PRESSURE AT EACH LOT/METER

LOT NO.	ANTICIPATED PRESSURE (PSI)	LOT NO.	ANTICIPATED PRESSURE (PSI)
1	112	13	115
2	112	14	115
3	100	15	118
4	100	16	118
5	93	17	118
6	93	18	114
7	88	19	114
8	88	20	108
9	90	21	114
10	90	22	116
11	96	23	118
12	108		

ANTICIPATED WATER PRESSURE DATA IN THE ABOVE TABLE IS DERIVED FROM THE "SOUTH PEAK - HYDRAULIC ANALYSIS" PREPARED BY ANDERSON & ASSOCIATES DATED JULY 2012 USING THE PROPOSED FINISHED GRADE AT THE METER LOCATION.

IN ACCORDANCE WITH PARAGRAPHS 2.12, N. & O. OF THE WESTERN VIRGINIA REGIONAL DESIGN AND CONSTRUCTION STANDARDS, STANDARD WATER SERVICE CONNECTIONS (WVWA DETAIL W-1) MAY BE UTILIZED WHERE THE STATIC PRESSURE IS LESS THAN 120 PSI. HIGH PRESSURE METER CONNECTIONS (WVWA DETAIL W-3) SHALL BE INSTALLED WHEN MAIN LINE PRESSURE EXCEEDS 120 PSI, AND FOR PRESSURE RANGING BETWEEN 80 - 120 PSI IT IS RECOMMENDED BY WVWA THAT A PRESSURE REDUCING VALVE (PRV) BE INSTALLED ON THE PRIVATE SIDE OF THE WATER METER TO PROTECT THE PRIVATE PLUMBING, AND TO ENSURE COMPLIANCE WITH UNIFORM STATEWIDE BUILDING CODE, AND/OR THE GOVERNING JURISDICTIONS BUILDING CODE REQUIREMENTS.

UTILITY NOTES:

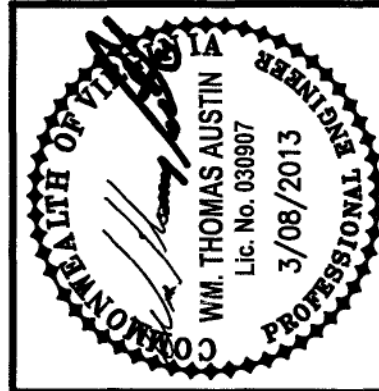
- 1. CONTRACTOR TO CONFIRM LOCATION & INVERT OF EXISTING AND NEW UTILITY LINES PRIOR TO INSTALLATION.
- 2. CONTRACTOR TO CONTACT THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) PRIOR TO EXTENDING WATER & SEWER SERVICE LINES AND TO COORDINATE THE CONNECTION TO THE EXISTING WATER AND SEWER MAINS.
- 3. CLEAN-OUTS IN PAVEMENT OR SIDEWALK SHALL BE SET IN 6" DIAMETER CAST IRON VALVE BOX WITH TOP SET FLUSH WITH FINISHED PAVED GRADE.
- 4. UNLESS OTHERWISE NOTED, SANITARY SEWER LATERALS SHALL BE INSTALLED AT 1/4" / 1" SLOPE (MIN.) FROM RIGHT-OF-WAY. CONTRACTOR TO INVERT OF EXISTING MAIN OR LATERAL PRIOR TO INSTALLATION OF LATERAL.
- 5. ALL WATER AND SEWER WORK SHALL CONFORM TO THE WESTERN VIRGINIA WATER AUTHORITY STANDARDS, LATEST EDITION.
- 6. WHERE APPLICABLE AND WHERE SHOWN, THE AREA OF OPEN CUT SHOWN IS MINIMUM REQUIRED TO INSTALL UTILITY LINES. CONTRACTOR SHALL BE REQUIRED TO REPLACE, IN ACCORDANCE WITH APPLICABLE DETAILS, ANY PAVEMENT DAMAGED OR REMOVED BY UTILITY INSTALLATION.
- 7. CONTRACTOR SHALL ENSURE EXISTING WATER AND SEWER SERVICES LINES WHICH RUN THROUGH THE SITE REMAIN IN SERVICE AT ALL TIMES UNLESS A SHUTDOWN IS APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY.

KEYNOTES:

- 1. NEW PRIVATE STREET. REFER TO TYPICAL SECTION ON SHEET C-2 AND REFER TO STREET PROFILE ON SHEETS C-5 & C-6. STREET CENTERLINE GEOMETRY AND OTHER DIMENSIONS SHOWN ON THIS SHEET.
- 2. NEW WATER MAIN, SIZE AS INDICATED. APPURTENANCES (VALVE, BENDS, TEES, ETC) ARE AS INDICATED HEREON OR AS DENOTED ON PROFILE. REFER TO SHEET C-9 FOR WATERLINE PROFILE.
- 3. "NO PARKING-FIRE LANE" SIGN (CONFORMING TO SECTION D103.6 OF INTERNATIONAL FIRE CODE / VIRGINIA STATEWIDE FIRE PREVENTION CODE) WHERE SHOWN- GENERALLY NOT TO EXCEED 100' ON CENTER. REFER TO TYPICAL SECTION ON SHEET C-2 FOR ADDITIONAL REQUIREMENTS REGARDING MARKING/PAINTED FACE AND TOP OF CURB.
- 4. NEW WATERLINE - BY OTHERS. SEE ROANOKE COUNTY PROJECT NO. SP-1201212. IT IS ANTICIPATED THAT THIS WATERLINE WILL BE CONSTRUCTED CONCURRENTLY WITH THIS PROJECT. SEE KEYNOTE NO. 8 FOR INFORMATION REGARDING INSTALLATION OF WATER SERVICES.
- 5. NEW PUBLIC FIRE HYDRANT ASSEMBLY IN ACCORDANCE WITH WVWA STANDARDS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING BURY DEPTH OF FIRE HYDRANT WITH OTHER UTILITIES. REFER TO WVWA DETAIL W-17 ON SHEET C-14 FOR ADDITIONAL INFORMATION AND REQUIREMENTS. ANTICIPATED STATIC PRESSURES AND FIRE FLOWS TAKEN FROM "SOUTH PEAK - HYDRAULIC ANALYSIS" PREPARED BY ANDERSON & ASSOCIATES, INC. JULY 2012.
- 6. NEW SANITARY SEWER MAIN AND MANHOLES IN ACCORDANCE WITH WVWA STANDARDS AND SPECIFICATIONS. REFER TO SANITARY SEWER PROFILES ON SHEET C-7, C-8, AND C-8A. REFER TO TYPICAL WVWA SEWER DETAILS ON SHEET C-15 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- 7. SANITARY SEWER LATERAL (4" - UNLESS OTHERWISE NOTED) AND CLEAN-OUT IN ACCORDANCE WITH WVWA DETAIL S-6 SHOWN ON SHEET C-15.
- 8. NEW SINGLE OR DOUBLE RESIDENTIAL WATER SERVICE AND WATER METER IN ACCORDANCE WITH WVWA STANDARDS AND SPECIFICATIONS. REFER TO WVWA DETAILS W-1 AND W-4 ON SHEET C-14 FOR ADDITIONAL INFORMATION AND REQUIREMENTS. WATER SERVICES TO BE INSTALLED UNDER THIS PROJECT.
- 9. STORM DRAIN LINES AND STRUCTURES SHOWN HEREON FOR UTILITY COORDINATION INFORMATION ONLY. REFER TO SHEETS C-10 AND C-11 FOR ADDITIONAL INFORMATION REGARDING GRADING AND STORM DRAINAGE SYSTEM.
- 10. 12" WIDE "GRASS PAVEMENT" ACCESS ROAD AND DRIVEWAY APRON TO SWM BASIN LOCATED WITHIN LOT 24 (SWM LOT). REFER TO SHEET C-16 FOR DETAILS AND SECTIONS.
- 11. CONCRETE ANCHOR BLOCKS REQUIRED. SEE WVWA DETAIL G-10 ON SHEET C-15.
- 12. OPEN-CUT ASPHALT ROAD (ACCESS ROAD TO LOWE'S, AND PUBLIC STREET FOR VALLEY AVE.) FOR INSTALLATION OF NEW SANITARY SEWER. RESTORE PAVEMENT IN ACCORDANCE WITH WVWA DETAIL G-12 AND G-13 SHOWN ON SHEET C-15. PAVEMENT RESTORATION MUST MEET OR EXCEED THE EXISTING PAVEMENT SECTION THICKNESS OR FOLLOW THE SPECIFICATIONS FOUND IN THE LAND USE PERMIT (LUP-0007) FOR THE PROJECT. BACKFILL MATERIAL AND COMPACTION SHALL MEET THE SPECIFICATIONS FOUND IN VDOT'S "ROAD AND BRIDGE SPECIFICATIONS." ALL PAVEMENT MUST BE RESTORED WITHIN 48 HOURS OF COMPLETION OF WORK.
- 13. STANDARD VDOT C6-9D ENTRANCE. SEE DETAIL ON SHEET C-16. ALL FUTURE DRIVEWAY LANDINGS SHALL NOT EXCEED TEN PERCENT FOR A LENGTH OF 30 FEET, MEASURING FROM THE PRIVATE ROAD EDGE OF PAVEMENT. SEE SHEETS LG-1 AND LG-2 FOR ADDITIONAL INFORMATION ON FUTURE DRIVEWAY GRADES.
- 14. 5' DIAMETER MANHOLE WITH INSIDE DROP CONNECTION. SEE WVWA DETAIL S-3 ON SHEET C-15.
- 15. CONCRETE PIER REQUIRED ON EXISTING STORM DRAIN PIPE AT CROSSING. SEE WVWA DETAIL G-8 ON SHEET C-15A.

UTILITY CONTACTS:

WATER AND SEWER:
WESTERN VIRGINIA WATER AUTHORITY
2012 S. JEFFERSON STREET
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THE ESTATES AT SOUTH PEAK
SMITH/PACKET MED-COM, LLC
LAYOUT & UTILITIES PLAN
AREA 'A'
ROANOKE COUNTY, VIRGINIA

Vertical Scale:	N/A
Horizontal Scale:	1" = 30'
Commission Number:	3101C
Sheet No.:	

C-3

