SS LATERALS ARE TO BE 6".

630
370
160
1120

SANITARY NOTES:

1. ALL SANITARY SEWER LINES TO BE INSTALLED AND TESTED PER WVWA SPECIFICATIONS AND STANDARDS.
2. ANY CHANGES TO THE PLANS MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
3. ALL PUBLIC SEWER LINES WILL BE TELEVISED PRIOR TO FINAL ACCEPTANCE OF PROJECT. CRUSHED, OVAL SHAPED, OR OTHERWISE UNACCEPTABLE PIPE WILL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
4. SANITARY SEWER LATERALS SHALL HAVE A MINIMUM OF 6" SEPARATION FROM STORM SEWER PIPES.
5. CONTRACTOR TO FIELD VERIFY ALL INVERTS AND CONNECTION POINTS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. IF POTENTIAL CONFLICTS ARE DETECTED, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
6. PVC SEWER PIPE SHALL BE SDR-35 UNLESS NOTED OTHERWISE.
7. SANITARY SEWER LATERALS TO RUN UNDER WATER LINE WHERE POSSIBLE.
8. CONTRACTOR TO ENSURE THAT PROPOSED SANITARY SEWER LINE AND WATER LINES HAVE A MINIMUM OF 10' HORIZONTAL SEPARATION.

WATER NOTES:

1. ALL WATER LINE CONSTRUCTION IS TO BE INSTALLED AND TESTED PER WVWA SPECIFICATIONS AND STANDARDS.
2. ALL WATER LINE TO BE C-900, PUSH ON JOINT PIPE UNLESS NOTED OTHERWISE.
3. ALL CONCRETE ANCHORS ARE TO BE CONSTRUCTED PER COUNTY STANDARDS.
4. USE COUNTY APPROVED VALVES AND FITTINGS.
5. NEW WATER LINE SHALL BE COMPLETE, DISINFECTED, AND APPROVED PRIOR TO PERMANENTLY CONNECTING TO EXISTING WATER LINE.
6. ALL WATER SERVICE LATERALS SHALL HAVE PRESSURE REDUCING VALVES INSTALLED.
7. ANY CHANGE TO THE PLAN MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
8. CONTRACTOR TO FIELD VERIFY ALL INVERTS AND CONNECTION POINTS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. IF POTENTIAL CONFLICTS ARE DETECTED, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
9. DOMESTIC SERVICE LINE SHALL BE 1-1/2" TYPE K COPPER.
10. SEE ARCHITECTURAL PLAN FOR UTILITY STUB OUT LOCATION.
11. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
12. WATER LINE MAIN TO HAVE MINIMUM OF 44" OF COVER.
13. IRRIGATION LATERAL TO BE 2". IRRIGATION METER TO BE A 2" SUBTRACTION METER WITH ABOVE GROUND RPZ.
14. RPZ TO BE FLUSHED ANNUALLY BEFORE THE START OF THE WINTER SEASON.
14. CONTRACTOR SHALL USE 3" DOMESTIC METER.
15. CONTRACTOR SHALL PLACE TRACER LINE 1' ABOVE WATER MAIN AS CONSTRUCTED.

GENERAL NOTE:

1. PROPOSED TURNLANE AND PROPOSED ENTRANCES SHOWN ARE FOR REFERENCE PURPOSES ONLY.
2. CONTRACTOR TO FURNISH AND INSTALL TAPPING SLEEVE AND VALVE, TAP TO BE MADE BY WVWA. CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION AND SHORING PER OSHA REGULATIONS.
3. CONTRACTOR SHALL COORDINATE WATER OUTAGE, AND ALL CONNECTIONS TO EXISTING SYSTEM WITH WVWA.

Left 15 Waters and shut in CO box
Low Water Ranch Line

Left 5/8 Brass Co

Left 5/8 Brass Co

BLOW OFF ASSEMBLY & TEMPORARY MAIN LINE TERMINATION - WVWA STD. W-10

START OF FORCE MAIN.

PERMANENT MAIN LINE TERMINATION WVWA STD. W-09

PERMANENT MAIN LINE TERMINATION WVWA STD. W-09

Not Going to Be Installed

KEAGY ROAD
(A STATE ROUTE SYS.)

BM: 3 NAILS SET IN AEP POWER POLE # 300-468
ELEV. 1215.06'
(NAVD 88)

50 25 0 50 100
GRAPHIC SCALE IN FEET

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SITE DEVELOPMENT PLAN
FOR
THE TOWNES AT HIDDEN VALLEY
WINDSOR HILLS DISTRICT, ROANOKE COUNTY, VIRGINIA

☑APPROVED

REVISION
1 - PER COUNTY COMMENTS
2- 10/03/07- PER VDOT AND PER COUNTY COMMENTS
3- 11/06/07- PER COUNTY COMMENTS
4- 01/20/10- PER VDOT COMMENTS
6- 11/20/09- ADDED PHASE 1 AND PHASE 2 LINES TO PLAN

COMMONWEALTH OF VIRGINIA
MICHAEL D. MORGAN, II
Lic. No. 041247
01/20/10
PROFESSIONAL ENGINEER

MME PROJECT NUMBER
2006-125

DRAWN BY:	CHECK BY:
DLC	**MDM**
DATE: **03/21/07**	ISSUE: **01/20/10**

SHEET TITLE
OVERALL UTILITY PLAN

SHEET NO.
15 OF 44

Jan 24, 2010 - 9:07pm M:\CADD Land\Projects\WVWays\Site-R10.dwg