

Varsity Landscaping

Starky Lane, Rk. Va

As Built for

Revised 11-30-11

David W. Jones

TAX MAP No. 87-11-03-08
MENDEL MILLING CO. (CONTRACT PURCHASER)
LVCC OF VA LLC (CURRENT OWNER)
INST. No. 20080428 (LVCC OF VA LLC)
ZONED: II, II-S AND I2

ESC. NOTES:
1. EDGE OF PROPOSED NEW WATER LINE EASEMENT DENOTES LIMITS OF DISTURBANCE.
2. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION AS NOTED ON THESE PLANS.
3. ALL AFFECTED SOILS FOR THIS PROJECT ARE THE CHISELL-LITZ-URBAN LAND COMPLEX, 2 TO 15 PERCENT SLOPES (MAP SYMBOL 60). FOR ADDITIONAL SOILS DETAILS SEE THE ESC NARRATIVE ON SHEET 4. SOILS INFORMATION IS BASED ON THE NCSS SOIL SURVEY OF ROANOKE COUNTY, VIRGINIA AND HAS NOT BEEN FIELD VERIFIED.

GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft

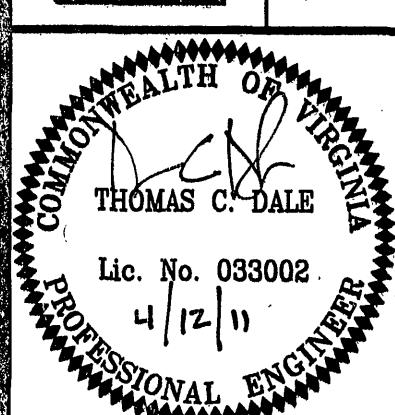
GENERAL UTILITY NOTES

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 (AUTHORITY) AVAILABLE AT WWW.WESTERNVWATER.ORG OR BY CONTACTING THE AUTHORITY AT 540-853-5700. THE PROJECT SHALL ALSO COMPLY WITH THE GOVERNING JURISDICTIONS STANDARDS AND OTHER AGENCY STANDARDS (E.G. VDOT, DEQ, DCR, VDH, ETC.) WHERE APPLICABLE.
2. 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.
3. AN APPROVED SET OF PLANS AND ALL PERTINENT PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
4. ANY PROPOSED WORK SHALL BE STAKED PRIOR TO CONSTRUCTION.
5. NO FIELD CHANGES ARE ALLOWED WITHOUT PRIOR APPROVAL BY THE AUTHORITY AND ENGINEER. ANY APPLICABLE PERMITTING AGENCY SHALL ALSO BE NOTIFIED BY THE CONTRACTOR PRIOR TO DEVIATIONS IN CONSTRUCTION FROM APPROVED PLAN.
6. THE CONTRACTOR SHALL HAVE A VALID MISS UTILITY TICKET PRIOR TO EXCAVATION. CONTACT MISS UTILITY AT WWW.MISSUTILITYOFVIRGINIA.COM OR CALL 811 OR CALL 1-800-552-7001. ALLOW AT LEAST THREE (3) WORKING DAYS AFTER NOTIFICATION OF MISS UTILITY TO BEGIN EXCAVATION.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, SIZE, AND/OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE OR BELOW GROUND) AS SHOWN ON THESE PLANS ARE APPROXIMATE AND WERE LOCATED BASED ON EITHER CURRENT SURVEY OF SITE, EXISTING SURVEYS, AND/OR INFORMATION PROVIDED BY UTILITY OWNERS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION, SIZE, AND/OR ELEVATION OF EXISTING UTILITIES.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE AUTHORITY AND/OR ENGINEER IF LOCATION, SIZE, AND/OR ELEVATION OF EXISTING UTILITIES IS DIFFERENT FROM THAT SHOWN ON PLAN, OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON PLAN. IMMEDIATELY CONTACT THE AUTHORITY AND/OR ENGINEER IF THERE APPEARS TO BE A CONFLICT WITH EXISTING UTILITIES.
9. THE CONTRACTOR SHALL COORDINATE WITH ALL OVERHEAD AND UNDERGROUND UTILITIES REGARDING LOCATION OF, AND RELOCATING/ADJUSTING, THEIR FACILITIES TO RESOLVE ANY CONFLICTS WITH THE PROPOSED CONSTRUCTION.
10. THE CONTRACTOR SHALL MAINTAIN LIMITS OF CONSTRUCTION WITHIN THE RIGHT-OF-WAY, PROPERTY BOUNDARIES, OR EASEMENTS AS INDICATED.
11. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO EXISTING RESIDENCES AND BUSINESSES DURING CONSTRUCTION. WHEN SERVICES ARE TO BE INTERRUPTED FOR RELOCATING, CUT-INS, SERVICE SWITCHES, ETC., THE CONTRACTOR SHALL PROVIDE THE AFFECTED PROPERTY OWNER, RESIDENT, OR BUSINESS AT LEAST 24 HOURS ADVANCE NOTICE. ALL UTILITY SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM.
12. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, INDICATED OR NOT, NECESSARY TO ACCOMPLISH THE WORK. CARE SHALL BE TAKEN TO PROTECT EXISTING VEGETATION AND IMPROVEMENTS NOT REQUIRED TO BE REMOVED FOR CONSTRUCTION.
13. THE CONTRACTOR SHALL REPAIR AND REPLACE ALL LAWNS, TERRACES, FENCES, SIDEWALKS, CURBS, GUTTERS, DRIVEWAYS, ETC. AND OTHERWISE MAKE GOOD ANY DAMAGE THAT MAY OCCUR DURING CONSTRUCTION WORK. THE TYPE AND AMOUNT OF MATERIALS USED TO REPAIR AND REPLACE AFFECTED CONSTRUCTION AREAS SHALL BE CONSISTENT WITH EXISTING CONDITIONS. PRIVATE PAVEMENT AND GRAVEL REPLACEMENT SECTIONS TO MATCH EXISTING SECTIONS, BUT AT A MINIMUM SHALL BE 8" 21-B AGGREGATE AND 2" SM-9.5A SURFACE ASPHALT FOR PAVEMENT AND 10" 21-B AGGREGATE FOR GRAVEL. SEE ALSO WATERLINE NOTE 4 BELOW FOR ADDITIONAL PUBLIC PAVEMENT REPLACEMENT NOTES.
14. THE CONTRACTOR SHALL BECOME FAMILIAR WITH PROJECT AREA TO INCLUDE REPAIR AND REPLACEMENT COSTS IN BID.
15. 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.
16. THE CONTRACTOR SHALL SUPPLY THE AUTHORITY WITH CORRECT AS-BUILT PLANS BEFORE SUBSTANTIAL COMPLETION WILL BE GRANTED. ALL AS-BUILT DRAWINGS SHALL SHOW ACTUAL LOCATIONS OF STRUCTURES AND ANY DEVIATIONS FROM THE APPROVED PLANS.

WATERLINE NOTES

1. INSTALL WATERLINE AND APPURTENANCES IN ACCORDANCE WITH THE DETAILS SHOWN ON THESE DRAWINGS AND ALL OTHER AUTHORITY REGULATIONS.
2. A TYPICAL MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED WATERLINES UNLESS OTHERWISE INDICATED ON PLANS.
3. WATER MAINS SHALL BE A MINIMUM CLASS 350 DUCTILE IRON PER AWWA C151, OR DR-14 PVC PER AWWA C-900, UNLESS OTHERWISE INDICATED ON PLANS.
4. CONNECTION TO EXISTING 8 INCH MAIN SHALL BE PERFORMED AT NIGHT. COORDINATE NECESSARY MAINTENANCE OF TRAFFIC AND LANE CLOSURES WITH VDOT. NEW 8"x8" TEE INSTALLATION WILL REQUIRE AFFECTED SECTION OF EXISTING 8 INCH WATERLINE TO BE ISOLATED AND DRAINED. COORDINATE LOCATION OF EXISTING ISOLATION GATE VALVES WITH THE WESTERN VIRGINIA WATER AUTHORITY. DUE TO LOCATION OF EXISTING 8 INCH WATER LINE, A SECTION OF STARKEY ROAD PAVEMENT MUST BE DEMOLISHED. CONTRACTOR TO MINIMIZE AMOUNT OF DISTURBANCE AND REPAIR PAVEMENT IN ACCORDANCE WITH WESTERN VIRGINIA WATER AUTHORITY DETAILS AND VDOT STANDARDS. SEE PAVEMENT REPLACEMENT DETAIL (W-25) ON SHEET 5.
5. PORTIONS OF THE EXISTING 2 INCH AND 4 INCH WATERLINES WITHIN PRIVATE STARKEY LANE SHALL BE CAPPED AND ABANDONED IN PLACE AS SHOWN ON PLAN. EXISTING WATER METER AND SERVICE FOR TAX MAP No. 87-11-03-12 COULD NOT BE LOCATED IN FIELD. BASED ON EXISTING WVWA GIS RECORDS, IT IS ASSUMED TO BE NEAR THE NORTHWEST CORNER OF THE EXISTING BUILDING ON THIS LOT. CONTRACTOR TO VERIFY METER LOCATION AND NOTIFY ENGINEER IF DIFFERENCES ARE FOUND. COORDINATE WORK WITH AFFECTED PROPERTY OWNERS AND THE WESTERN VIRGINIA WATER AUTHORITY. SEE ALSO GENERAL UTILITY NOTE 11 ABOVE AND WATERLINE NOTE 6 BELOW.
6. EXISTING WATER METERS SERVING TAX MAP No. 87-11-03-18 AND 87-11-03-20 SHALL REMAIN. EXTEND EXISTING SERVICE LINE AND CONNECT INTO NEW 8 INCH WATER LINE. COORDINATE WORK WITH AFFECTED PROPERTY OWNERS AND THE WESTERN VIRGINIA WATER AUTHORITY. SEE ALSO GENERAL UTILITY NOTE 11 ABOVE AND WATERLINE NOTE 5 ABOVE.
7. ALL CONNECTIONS TO EXISTING WATERLINES SHALL BE PERFORMED BY THE AUTHORITY. THE CONTRACTOR SHALL EXCAVATE THE EXISTING WATERLINE AND SHORE THE TRENCH PER OSHA REQUIREMENTS PRIOR TO THE AUTHORITY PERFORMING THE CONNECTION. THE CONTRACTOR SHALL NOTIFY THE AUTHORITY'S UTILITY LINE SERVICES DIVISION AT 540-853-2792 AT LEAST 72 HOUR PRIOR TO REQUIRING THE CONNECTION.
8. ALL WATERLINES SHALL CROSS OVER SANITARY SEWER LINES IN ACCORDANCE WITH VIRGINIA WATERWORKS REGULATIONS SECTION 151A05-590-1150.
9. THE CONTRACTOR SHALL MAINTAIN ACCESS AT ALL TIMES TO ANY FIRE HYDRANT IN ACTIVE SERVICE. INSTALLED FIRE HYDRANTS NOT IN SERVICE SHALL BE COVERED OR ADEQUATELY TAGGED.
10. THE TOPS OF ALL VALVE BOXES, VALVE VAULTS, AND ACCESS MANHOLES SHALL BE INSTALLED TO GRADE AND FLUSH WITH PAVED SURFACES.
11. WHERE IT IS NECESSARY TO DEFLECT PIPE EITHER HORIZONTALLY OR VERTICALLY, PIPE JOINT DEFLECTION OR BARREL BEND RADIUS SHALL NOT EXCEED 75% OF THE MANUFACTURERS MAXIMUM DEFLECTION ANGLE OR BEND RADIUS.
12. ALL WATERLINES SHALL BE PROPERLY RESTRAINED WITH THRUST BLOCKS OR JOINT RESTRAINTS AS SHOWN ON AUTHORITY'S DETAILS.
13. WHERE WATERLINE MUST CROSS UNDER STORM DRAINS, PIPES SHALL HAVE A MINIMUM OF 18" OF SEPARATION, OR THE STORM PIPE SHALL BE SUPPORTED IN ACCORDANCE WITH THE AUTHORITY'S DETAIL.
14. OPERATION OF ALL EXISTING WATERLINE VALVES SHALL BE PERFORMED BY THE AUTHORITY. THE CONTRACTOR SHALL NOTIFY THE AUTHORITY'S UTILITY LINE SERVICE DIVISION AT LEAST 72 HOURS PRIOR TO REQUIRING LINE FILLING. WATERLINES SHOULD BE FILLED FROM LOW POINT ALONG ALIGNMENTS AS POSSIBLE.
15. ALL WATERLINES AND SERVICE LATERALS SHALL BE DISINFECTED AND FLUSHED IN ACCORDANCE WITH AUTHORITY REGULATIONS AND AWWA C-651.
16. ALL WATERLINES AND SERVICE LATERALS SHALL BE PRESSURE TESTED, AFTER BACKFILLING, TO A HYDROSTATIC PRESSURE OF NOT LESS THAN 100psi ABOVE THE DESIGN WATER PRESSURE FOR THE SYSTEM OR 150psi, WHICHEVER IS GREATER. TESTING PROCEDURE AND ALLOWABLE LEAKAGE SHALL BE ACCORDING TO AUTHORITY STANDARDS.

LUMSDEN ASSOCIATES, P.C.
ENGINEERS/SURVEYORS/PLANNERS
ROANOKE, VIRGINIA



OFFSITE WATER LINE
PLAN AND PROFILE

OFFSITE WATER LINE EXTENSION FOR
VARSITY LANDSCAPING &
GROUNDS

PREPARED FOR
STRUCTURES DESIGN/BUILD
CAVE SPRING MAGISTRAL DISTRICT
ROANOKE COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION
1	4/2/11	ADJUSTED WATER LINE EASEMENT
2		
3		
4		
5		

DATE: February 17, 2011
SCALE: (H) 1"=30' (V) 1"=10'
COMMISSION NO. 2006-012S
SHEET 3 OF 5

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