

17284comp01-0-pld1.plt
w:\drawings\2017\17284\17284.dwg
17284comp01-0-pld1.plt

WEST VIRGINIA REGIONAL
HIGHWAY PLANS FOR ROUTE #220
PROJECT #116-462

TAX #5380110
ROCKDALE QUARRIES CORPORATION
D.B. 1716, PG. 1338

TAX #5380124
ROCKDALE QUARRIES CORPORATION
INSTRUMENT #150011613
LOT 1
M.B. 1, PG. 2641

TAX #5380109
ROCKDALE QUARRIES CORPORATION
INSTRUMENT #150011613
LOT 2
M.B. 1, PG. 2641

TAX #5380123
ROCKDALE QUARRIES CORPORATION
INSTRUMENT #140009168
LOT B1
PLAT INSTRUMENT #110001511

TAX #5380106
ROCKDALE QUARRIES CORPORATION
D.B. 664, PG. 99 (RKE.CO.)
D.B. 901, PG. 605 (RKE.CO.)
INSTRUMENT #100017933
INSTRUMENT #100017936
TRACT F-1A
PLAT INSTRUMENT #170010881

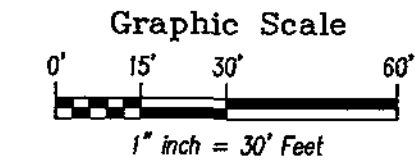
Utilities Marked per Miss Utility Tickets: #A732000666

Company	Contact	Phone Number	Damage Contact Phone Number	Conflict
AEP (AEP111)	USC Locating Services	(800)778-9140	(800)856-4237	No
Domcast (DMC503)	Cable Protection Service	(804)562-3861	(800)441-6917 ext. opt. 1	No
Car Communications (COC066)	Utilquest	(703)754-2116	(540)815-2803	No
Roanoke Gas (RGC162)	S & N	(804)808-5640	(540)777-4427	Yes
Roanoke Gas (RGC540)	Park Hazegrove	(540)293-3250	(540)777-4427	Yes
Plantation Pipeline (PPL002)	Nam Keel	(540)798-3726	(800)510-5678	No
Verizon (VZN804)	Utilquest	(703)754-2116	(888)483-1233	No
Western Virginia Water & Sewer (WVWSS3)	Tiffany Cumbee	(540)283-8221	(540)283-2881	Yes

Pattern Legend	Asphalt (Road/Parking)	Concrete	Rip-Rap	Rock

ABBREVIATIONS	DESCRIPTION
AEP	American Electric Power
ASPH.	Asphalt Drive
CONC. ENT.	Concrete Entrance
DWH	Double Yellow Line
GW	Guy Wire
OW	Overhead Utilities
RCP	Reinforced Concrete Pipe
SS	Sanitary Sewer Line
SSMH	Sanitary Sewer Manhole
W	Waterline
X	Approximate Location

SYMBOL LEGEND
Existing Property Monument
Property Corner
Property Line
Sign
Water Manhole
Fire Hydrant
Water Valve
Sanitary Sewer Manhole
Storm Drainage Manhole
Utility Pole
Guy Wire



ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ROANOKE EXCAVATION AND RESTORATION STANDARDS.

TOTAL DISTURBED AREA = 390 SF.

Did not exist here
WH TO BE RELOCATED BY THE WYMA

PR-1

* 6" LATERAL SHALL BE A 350 PSI PRESSURE CLASS PIPE, C-900 PVC OR EPOXY COATED DIP. THE CONTRACTOR SHALL PROVIDE DETAILS OF WHAT MATERIAL WILL BE USED FOR THIS CROSSING TO THE WYMA PRIOR TO INSTALLATION.

TAX #5370102
WELCOME VALLEY REALTY, LLC
INSTRUMENT #150011614
TRACT 1-A
PLAT INSTRUMENT #150011616

Material: Sewer - National 6" SDR24
Inside Drop - 8' From Flow Line
Installed per Standard

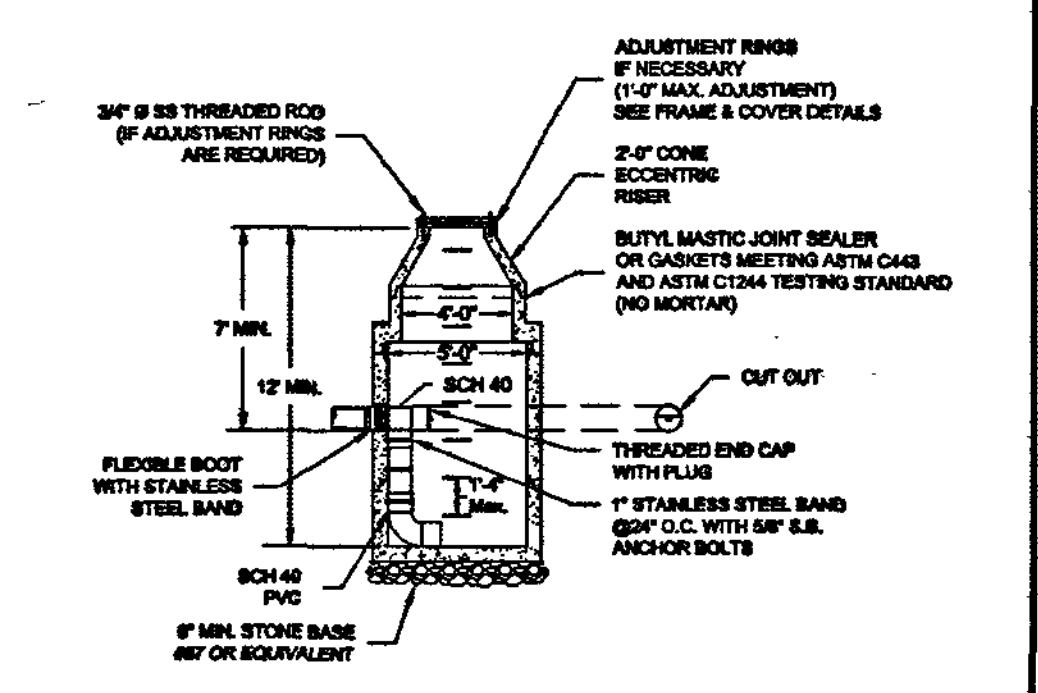
SITE AND ZONING TABULATIONS

OWNER: WELCOME VALLEY REALTY LLC
CURRENT SUBJECT PARCEL: TAX #5370102
CURRENT ZONING: 1-2
PROPOSED USE: ASPHALT PLANT (APPROVED SPECIAL USE-ZA150000)
SITE ACRES: 7.2525 AC.
MINIMUM LOT AREA REQUIRED (1-2): 20,000 S.F.
MINIMUM FRONTAGE REQUIRED (1-2): 100'
MINIMUM REQUIRED SETBACKS (1-2):
FRONT: 0' MINIMUM, NO MAXIMUM
SIDE: 0'
REAR YARD: 0'
MAXIMUM HEIGHT ALLOWED (1-2): NO MAXIMUM WHEN NO RESIDENTIAL IS ADJACENT.

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF THE 100' ROAD AND BRIDGE STANDARDS.
- WYMA AVAILABILITY LETTER #18-016
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- SEE 100' ROAD AND BRIDGE STANDARDS FOR CONCRETE CURBS AND STORM DRAINAGE DETAILS.
- THE CONTRACTOR AND/OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.
- ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATE PIPE SIZES, MANHOLES OR EROSION & SEDIMENT CONTROL MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER AND APPROVED BY THE CITY OF ROANOKE.
- ALL NECESSARY UTILITY LATERAL CONDUITS (E.G. WATER, SEWER, STORM DRAIN, GAS, ELECTRIC, COMMUNICATIONS) SHALL BE CONSTRUCTED PRIOR TO THE PLACEMENT OF BASE MATERIAL.

- MATERIALS AND FABRICATION IN ACCORDANCE WITH ASTM D1782.
- STEPS SHALL BE VERTICALLY ALIGNED. FIRST STEP SHALL BE WITHIN 12" OF COVER, BOTTOM STEP SHALL BE WITHIN 24" OF BOTTOM OF MANHOLE.
- THE FRAME AND COVER SHALL BE PROPERLY ALIGNED WITH THE 2 FOOT OPENING OF THE MANHOLE STRUCTURE AND BE SET IN PLACE.
- RELINER BY DURAN INSIDE DROP BOWLS AND PIPE BRACKETS WILL BE ALLOWED.
- CROUT ANKLE SPACE BETWEEN PIPE AND PRECAST MANHOLE ON INSIDE OF MANHOLE.
- STEPS SHALL BE A MINIMUM OF 30 DEGREES FROM DROP & ALIGNED VERTICALLY.
- INSIDE DROP ONLY ALLOWED WHEN DEPTH EXCEEDS 12' AND APPROVED BY PARTICIPATING UTILITY.
- MINIMUM DIAMETER MANHOLE REQUIRED FOR TWO OR MORE INSIDE DROP CONNECTIONS (MAIN LINE OR LATERAL).
- SEE FRAME AND COVER DETAIL.
- SEE DETAIL S-01 FOR EXTERIOR COATING AND JOINT SEAL REQUIREMENTS.



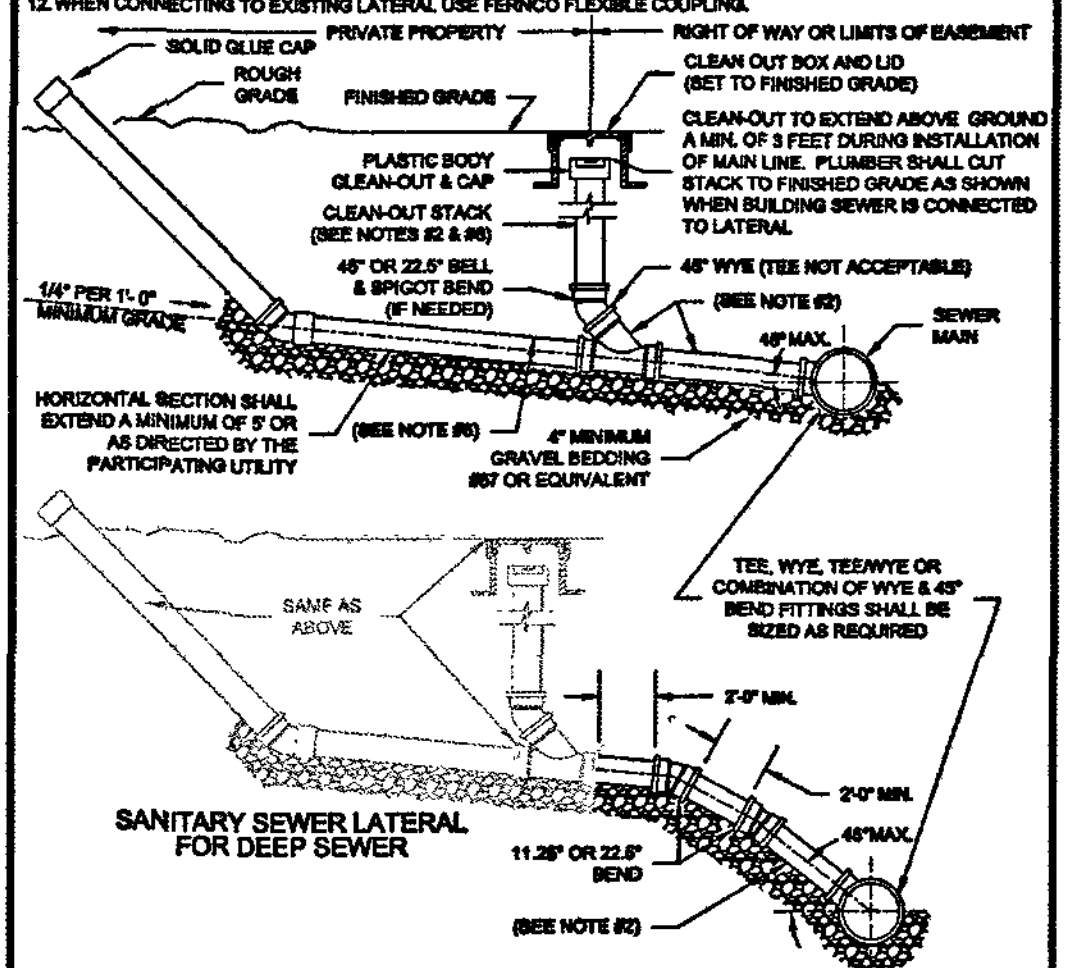
WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

INSIDE DROP MANHOLE

PR-1

01/01/14

- TRAFFIC BEARING BOX AND LID REQUIRED IN TRAFFIC AREAS (CAPTOL, FOUNDRY, V&P).
- SEWER LATERAL AND CLEANOUT PIPING SHALL BE ASTM D2003 SDR 26. SEWER LATERAL FITTINGS SHALL BE OF SAME OR 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.
- ALL PIPE SHALL BE OF SAME SIZE.
- NO BODIES ARE ALLOWED IN THE LATERAL FROM THE MAIN TO THE CLEANOUT STACK WYE (EXCEPT FOR DEEP SEWER, AS SHOWN BELOW).
- ALL MAIN LINE TAPS ON ACTIVE MAINS SHALL BE PERFORMED BY PARTICIPATING UTILITY.
- PIPING ON PRIVATE SIDE OF CLEANOUT TO BE INSTALLED PER GOVERNING JURISDICTION REQUIREMENTS.
- MINIMUM LATERAL SIZE: 4" FOR RESIDENTIAL SERVICE, 8" FOR NON-RESIDENTIAL SERVICE.
- SEWER CLEANOUTS SHALL BE SAME SIZE AS SEWER LATERAL.
- MINIMUM COVER FOR ALL SEWER LATERALS SHALL BE THREE (3) FEET.
- PROPERTY OWNER RESPONSIBLE FOR INSTALLING CLEANOUT ON PROPERTY LINE (IN ACCORDANCE WITH THIS DETAIL) WHEN MAINTENANCE OCCURS.
- 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.
- WHEN CONNECTING TO EXISTING LATERAL USE FERRIS FLEXIBLE COUPLING.



WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

SANITARY SEWER LATERAL

01/01/14

previously part of
Old Rocky Mount Rd,
now private.

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

4664 BRAMBLETON AVENUE
P.O. BOX 20659
ROANOKE, VIRGINIA 24018
PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

UTILITY RELOCATION
PLAN

WATER & SANITARY SEWER
IMPROVEMENTS FOR
WELCOME VALLEY REALTY, LLC
4238 WELCOME VALLEY RD. SW.
TAX MAP #5370102
CITY OF ROANOKE, VIRGINIA

REVISIONS	
DATE	DESCRIPTION
1/2/18	ISSUED FOR PERMIT REVIEW
2/2/18	REVISED PER CITY COMMENTS

DATE: January 11, 2018
SCALE: 1" = 30'
COMMISSION NO: 17-284
SHEET 1 OF 1

3/9/18 - As Built - Brian Whitenack