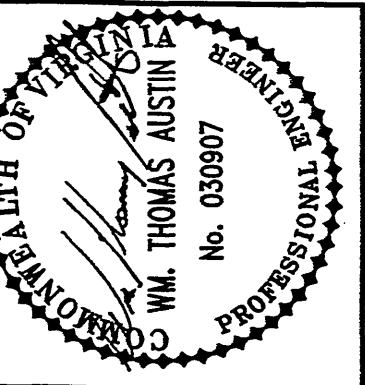
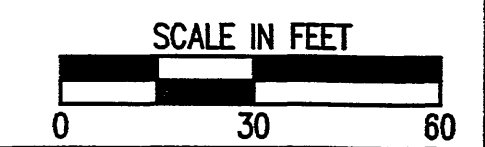
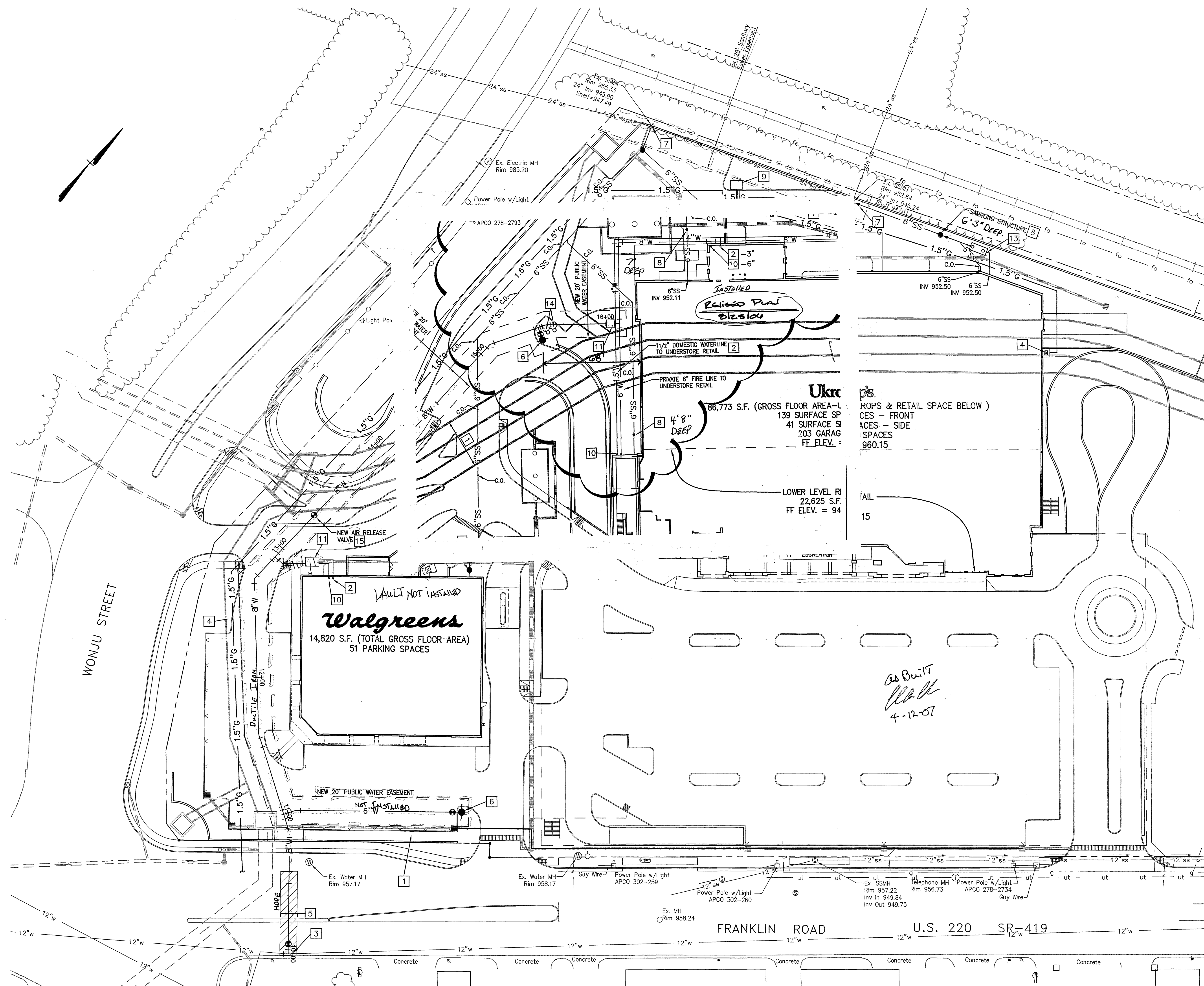


- UTILITY NOTES:**
- CONTRACTOR TO CONFIRM LOCATION & INVERT PRIOR TO INSTALLATION OF NEW SERVICE LINES.
  - CONTRACTOR TO CONTACT THE WESTERN VIRGINIA WATER AUTHORITY (853-5700) TO COORDINATE AND CONDUCT A PRECONSTRUCTION CONFERENCE PRIOR TO EXTENDING WATER & SEWER SERVICE LINES AND TO COORDINATE THE CONNECTION TO THE EXISTING WATER AND SEWER MAINS.
  - CONTRACTOR SHALL CONSULT WITH AMERICAN ELECTRIC POWER CO. TO DETERMINE SIZE AND EXACT LOCATION OF TRANSFORMER PAD.
  - CLEAN-OUTS IN PAVEMENT OR SIDEWALK SHALL BE SET IN 6" DIAMETER CAST IRON VALVE BOX WITH TOP SET FLUSH WITH FINISHED PAVED GRADE.
  - GAS SERVICE LINE IS SHOWN FOR GENERAL INFORMATION ONLY. EXACT LOCATION TO BE DETERMINED AND INSTALLED BY ROANOKE GAS COMPANY.
  - SANITARY SEWER LATERALS SHALL BE INSTALLED AT 1.0% SLOPE (MIN.) FROM POINT OF CONNECTION TO BUILDING. CONTRACTOR TO CONFIRM INVERT OF EXISTING MAIN OR LATERAL PRIOR TO INSTALLATION OF LATERAL.
  - REFER TO BUILDING PLANS FOR EXACT LOCATION OF UTILITY SERVICE CONNECTIONS.
  - ALL WATER AND SEWER WORK SHALL CONFORM TO WESTERN VIRGINIA WATER AUTHORITY STANDARDS.
  - AREA OF OPEN CUT SHOWN IS MINIMUM REQUIRED TO INSTALL UTILITY LINES. EXACT LOCATION TO BE DETERMINED AND INSTALLED BY APPLICABLE DETAILS, ANY PAVEMENT DAMAGED OR REMOVED BY UTILITY INSTALLATION.
  - EXISTING IRRIGATION LINES, SPRINKLER HEADS, CONTROL BRANCH CIRCUITS AND CONDUITS ARE KNOWN TO EXIST WITHIN THE WORK AREA OF THIS PROJECT AND ARE SHOWN ON THE DRAWINGS TO THE EXTENT WHICH THEY COULD BE LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SHUT-DOWN OF THE IRRIGATION SYSTEM IN THE PROJECT AREA AND FOR REMOVING EXISTING LINES AND APPURTENANCES WHICH ARE IMPACTED BY THE WORK OF THE PROJECT. THE OWNER SHALL, UNDER SEPARATE CONTRACT, ARRANGE FOR THE REPLACEMENT OF REMOVED LINES AND APPURTENANCES IN ORDER TO RESTORE THE SYSTEM TO WORKING CONDITION.

- KEYNOTES:**
- STORM DRAIN SHOWN HEREON FOR INFORMATION ONLY.
  - NEW 2" OR 3" DOMESTIC WATER MAIN (SIZE AS SHOWN).
  - NEW WATER SERVICE LINE. CONTRACTOR TO PROVIDE TAPPING SLEEVE AND VALVE PER WESTERN VIRGINIA WATER AUTHORITY STANDARD DETAIL. WESTERN VIRGINIA WATER AUTHORITY TO TAP MAIN. SITE CONTRACTOR TO EXTEND LINE FROM TAP AS SHOWN HEREON. REFER TO WATER LINE PROFILE ON SHEET C-11.
  - GAS METER AND SERVICE LINE BY ROANOKE GAS COMPANY. COORDINATE LOCATION WITH GAS COMPANY AND BUILDING PLANS. REFER TO GAS METER DETAIL P4.2-8.
  - OPEN CUT IN PAVEMENT. SEE UTILITY TRENCH REPAIR IN PAVEMENT DETAILS (UTR-1 AND UTR-2) ON SHEET C-15. ALL EXCAVATION AND RESTORATION SHALL CONFORM TO CITY ROANOKE RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS DATED DECEMBER 1, 2004. CONTRACTOR SHALL SUBMIT A "MAINTENANCE OF TRAFFIC PLAN" SEVEN DAYS PRIOR TO OPEN CUT IN STREET.
  - NEW PUBLIC FIRE HYDRANT ASSEMBLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING BURY DEPTH WITH OTHER UTILITIES.
  - NEW SANITARY SEWER SERVICE CONNECTION. WESTERN VIRGINIA WATER AUTHORITY TO PERFORM TAP AND EXTEND LATERAL TO EASEMENT. CONTRACTOR TO EXTEND LATERAL AS SHOWN. REFER TO SANITARY SEWER PROFILE ON SHEET C-11.
  - SANITARY SEWER SAMPLING STRUCTURE. SEE SHEET C-15 FOR DETAIL S-07.
  - APPROXIMATE LOCATION OF TRANSFORMER PAD. EXACT LOCATION TO BE DETERMINED BY POWER COMPANY. TRANSFORMER PAD SHALL BE LOCATED OUTSIDE OF SANITARY SEWER EASEMENT. REFER TO ARCHITECTURAL PLANS FOR LOCATION OF ELECTRIC SERVICES LINES.
  - SPRINKLER RISER. REFER TO SPRINKLER DRAWINGS PREPARED BY FIRE SPRINKLER LTD. FOR SIZE AND LOCATION.
  - NEW WATER SERVICE VAULT. WESTERN VIRGINIA WATER AUTHORITY TO PROVIDE AND INSTALL WATER SERVICE VAULT. METER BOX, METER SETTING, DOUBLE CHECK VALVE, AND METER TO BE PROVIDED AND INSTALLED BY WESTERN VIRGINIA WATER AUTHORITY. SITE CONTRACTOR TO EXTEND 3" DOMESTIC AND 6" FIRE LINE FROM VAULT TO BUILDING. SEE ENLARGED DETAIL THIS SHEET FOR ADDITIONAL INFORMATION.
  - EIGHT (8) 4" PVC CONDUITS FROM TRANSFORMER PAD TO ELECTRICAL CONTROL ROOM.
  - NEW GREASE INTERCEPTOR. REFER TO DETAIL ON SHEET C-11.
  - TWO FREE-STANDING FIRE DEPARTMENT CONNECTION (FDC). ONE FDC FOR UKROP'S BUILDING AND ONE FOR FDC FOR LOWER LEVEL RETAIL. EACH FDC SHALL BE IDENTIFIED BY A SIGN POSTED ON THE FDC. REFER TO FIRE PROTECTION PLAN FOR ADDITIONAL INFORMATION.
  - NEW AIR RELEASE VALVE. REFER TO SHT. C-15 FOR DETAIL PER W.V.W.A.

48 HOURS PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL ARRANGE FOR AND ATTEND A PRE-CONSTRUCTION MEETING WITH REPRESENTATIVES FROM W.V.W.A.

REFER TO SHEET C-11 FOR WATER AND SANITARY SEWER PROFILES



| Revisions | Date                         |
|-----------|------------------------------|
| 1         | FINAL CITY OF ROANOKE REVIEW |

|              |                  |
|--------------|------------------|
| Issue Date:  | OCTOBER 25, 2005 |
| Drawn By:    | CDV              |
| Designed By: | RSN/CDV/WTA      |
| Checked By:  | WTA              |
| Date:        | 10/25/2005       |

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SITE DEVELOPMENT PLANS  
IVY MARKET - PHASE I  
**UTILITY PLAN**  
CITY OF ROANOKE, VIRGINIA

|                   |          |
|-------------------|----------|
| Vertical Scale:   | N/A      |
| Horizontal Scale: | 1" = 30' |
| Commission No.    | 2384     |
| Sheet No.:        | C-5      |