

SITE SUMMARY

OWNER: TOM WRIGHT
427 WRIGHT RD
BOONES MILL VA 24065

SITE ADDRESS: WHOLESALE AUTOMOTIVE
5733 STARKEY RD
ROANOKE VA

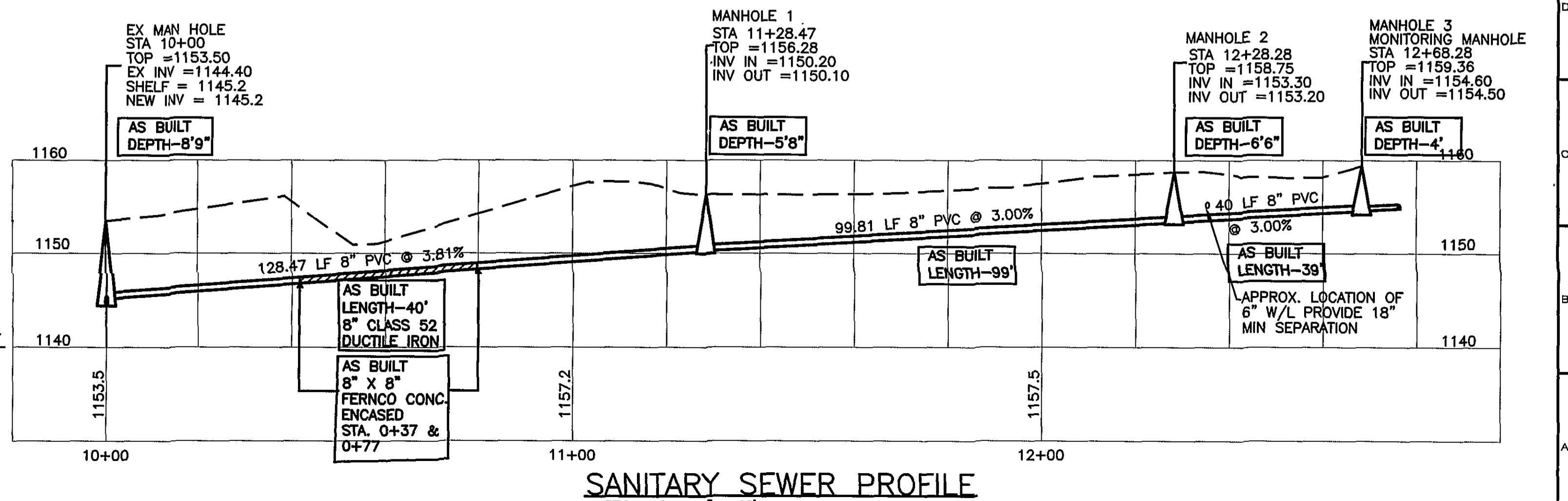
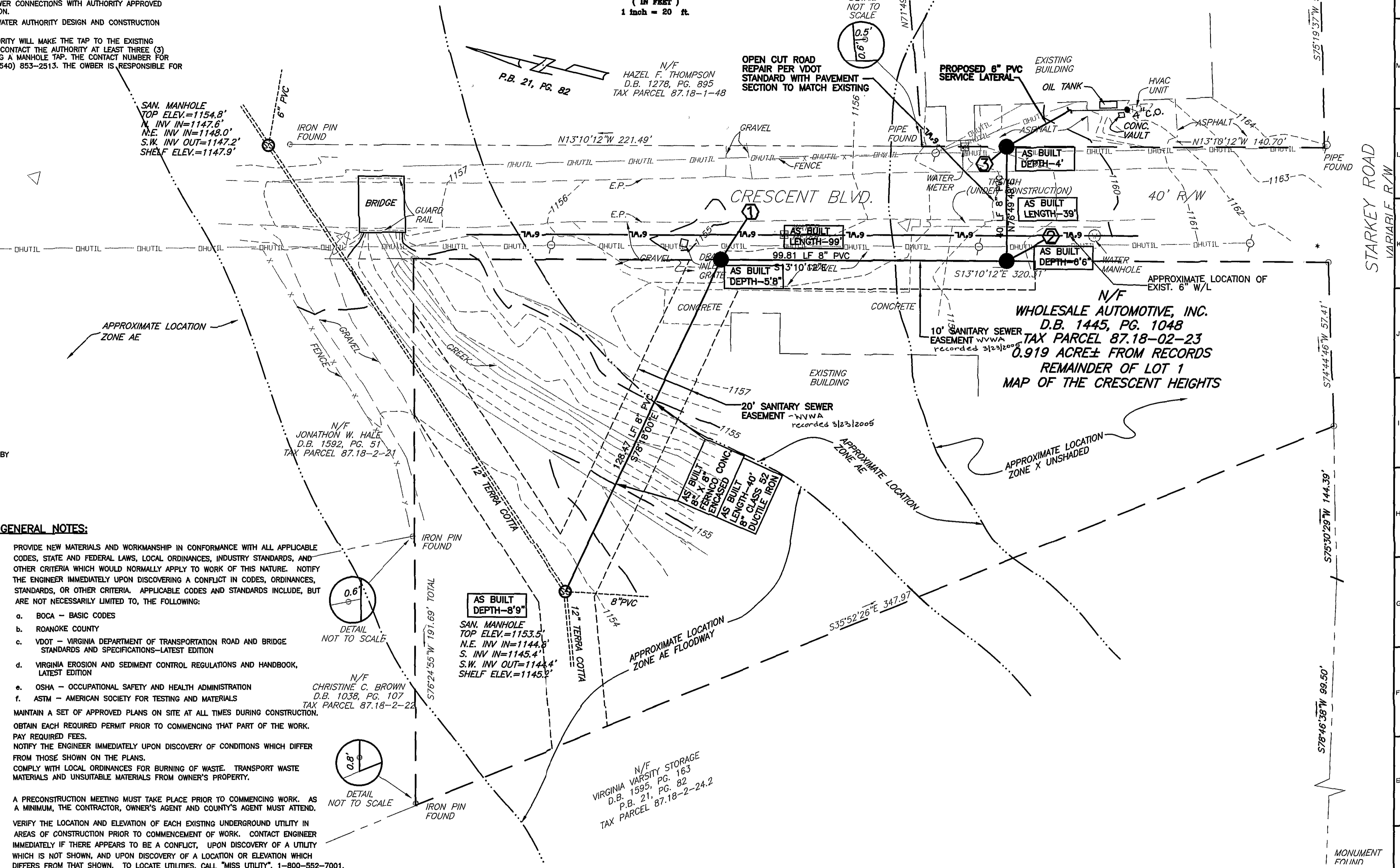
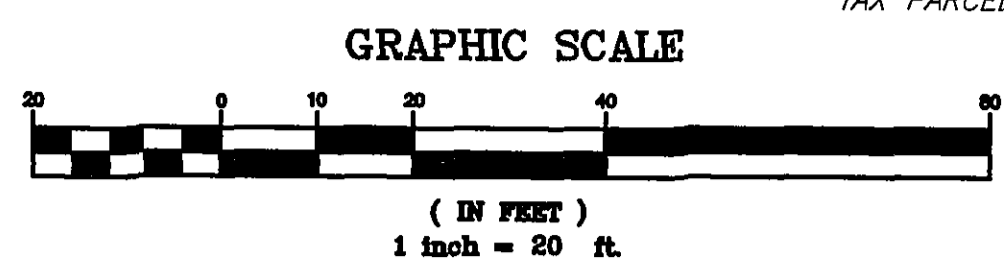
TAX MAP NUMBER: 87.18-02-23,47
SIZE: 0.919 AC
ZONING: C2

- SANITARY SEWER NOTES:**
- SEWER PIPE SHALL BE PVC SDR-35.
 - ALL SANITARY LATERALS WITHIN RIGHTS-OF-WAY AND EASEMENTS SHALL BE SIX (6) INCH DIAMETER WITH A MINIMUM GRADE OF 2.08% (1/4":1'). MATERIAL TO BE PVC SDR-35. THE WESTERN VIRGINIA WATER AUTHORITY SHALL TAP THE EXISTING SANITARY LINE AND BRING LATERAL TO THE RIGHT-OF-WAY LINE; HOWEVER, THE AUTHORITY MAY ALLOW THE CONTRACTOR TO DO SEWER CONNECTIONS WITH AUTHORITY APPROVED MATERIALS AND AUTHORITY INSPECTION.
 - REFERENCE THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS, JULY 2004.
 - THE WESTERN VIRGINIA WATER AUTHORITY WILL MAKE THE TAP TO THE EXISTING SANITARY SEWER. CONTRACTOR WILL CONTACT THE AUTHORITY AT LEAST THREE (3) WORKING DAYS PRIOR TO REQUIRING A MANHOLE TAP. THE CONTRACT NUMBER FOR SCHEDULING THE MANHOLE TAP IS (540) 853-2513. THE OWNER IS RESPONSIBLE FOR ALL TAP FEES.

- GENERAL UTILITY NOTES:**
- SUPPLY AND INSTALL ALL MATERIALS AND METHODS FOR WATERLINES, SANITARY SEWERS AND STORM DRAINAGE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF ROANOKE COUNTY, THE WESTERN VIRGINIA WATER AUTHORITY AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION "ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS", LATEST EDITION. ALL HDPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - OBTAIN ALL REQUIRED PERMITS AND NOTIFY APPROPRIATE OFFICIALS 48 HOURS PRIOR TO COMMENCEMENT OF WORK. OBTAIN INFORMATION FROM THE WESTERN VIRGINIA WATER AUTHORITY CONCERNING PERMITS AND CONNECTIONS TO EXISTING LINES.
 - ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY. NOTIFY APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF WORK.
 - SITE SHALL BE TO SUB GRADE PRIOR TO INSTALLATION OF UTILITIES. ALL UTILITIES SHALL BE IN PLACE PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIAL.
 - USE SELECT MATERIAL FREE FROM FROST, LARGE CLODS, STONES, AND DEBRIS FOR BACK FILL FROM THE BOTTOM OF THE TRENCH TO TWELVE (12) INCHES ABOVE THE PIPE.
 - MINIMIZE ANY DISTURBANCE TO EXISTING WATER SERVICE, SEWER LINES OR ANY OTHER UTILITY DURING CONSTRUCTION AND PROVIDE QUALITY WORKMANSHIP.
 - MAKE ALL PIPE JOINTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE AUTHORITY'S SPECIFICATIONS. MAKE JOINTS BETWEEN DIFFERENT PIPE MATERIALS WITH STANDARD FITTINGS MANUFACTURED FOR THE PURPOSE.
 - MAINTAIN ALL WATER LINES AT TEN (10) FEET HORIZONTAL SEPARATION FROM SEWER LINES AND MANHOLES; MEASURE THE DISTANCE EDGE-TO-EDGE. WHEN LOCAL CONDITIONS PREVENT THE DESIRED HORIZONTAL SEPARATION, THE WATERLINE MAY BE LAID CLOSER TO THE SEWER OR MANHOLE PROVIDED THAT THE BOTTOM OF THE WATERLINE SHALL BE AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF THE SEWER. WHERE THIS VERTICAL SEPARATION CANNOT BE OBTAINED, CONSTRUCT THE SEWER OF ANWA APPROVED WATER PIPE AND PRESSURE TREAT IN PLACE PRIOR TO BACKFILLING. THE SEWER MANHOLE SHALL BE OF WATERTIGHT CONSTRUCTION TESTED IN PLACE.
 - SEWER AND WATER TAPS SHALL BE LOCATED BY THE WESTERN VIRGINIA WATER AUTHORITY AND MADE BY AND MADE AT THE DEVELOPER'S EXPENSE.
 - LOCATE AND UNCOVER VALVE VAULTS AND MANHOLES AFTER PAVING AND ADJUST TO FINAL GRADE, IF NECESSARY.
 - VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE ENGINEER IMMEDIATELY IF:

- GENERAL NOTES:**
- PROVIDE NEW MATERIALS AND WORKMANSHIP IN CONFORMANCE WITH ALL APPLICABLE CODES, STATE AND FEDERAL LAWS, LOCAL ORDINANCES, INDUSTRY STANDARDS, AND OTHER CRITERIA WHICH WOULD NORMALLY APPLY TO WORK OF THIS NATURE. NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING A CONFLICT IN CODES, ORDINANCES, STANDARDS, OR OTHER CRITERIA. APPLICABLE CODES AND STANDARDS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE FOLLOWING:
 - BOCA - BASIC CODES
 - ROANOKE COUNTY
 - VDOT - VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS-LATEST EDITION
 - VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS AND HANDBOOK, LATEST EDITION
 - OSHA - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
 - ASTM - AMERICAN SOCIETY FOR TESTING AND MATERIALS
 - MAINTAIN A SET OF APPROVED PLANS ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - OBTAIN EACH REQUIRED PERMIT PRIOR TO COMMENCING THAT PART OF THE WORK. PAY REQUIRED FEES.
 - NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF CONDITIONS WHICH DIFFER FROM THOSE SHOWN ON THE PLANS.
 - COMPLY WITH LOCAL ORDINANCES FOR BURNING OF WASTE. TRANSPORT WASTE MATERIALS AND UNSUITABLE MATERIALS FROM OWNER'S PROPERTY.
 - A PRECONSTRUCTION MEETING MUST TAKE PLACE PRIOR TO COMMENCING WORK. AS A MINIMUM, THE CONTRACTOR, OWNER'S AGENT AND COUNTY'S AGENT MUST ATTEND.
 - VERIFY THE LOCATION AND ELEVATION OF EACH EXISTING UNDERGROUND UTILITY IN AREAS OF CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK. CONTACT ENGINEER IMMEDIATELY IF THERE APPEARS TO BE A CONFLICT. UPON DISCOVERY OF A UTILITY WHICH IS NOT SHOWN, AND UPON DISCOVERY OF A LOCATION OR ELEVATION WHICH DIFFERS FROM THAT SHOWN. TO LOCATE UTILITIES, CALL "MISS UTILITY", 1-800-552-7001. UTILITY LOCATIONS SHOWN ARE THE RESULT OF A COMBINATION OF FIELD LOCATION AND EXISTING INFORMATION. LOCATIONS ARE APPROXIMATE.
 - REPAIR ALL DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, CAUSED AS A RESULT OF CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO OWNER.
 - NOTIFY OWNERS OF UTILITIES IN AREAS OF CONSTRUCTION PRIOR TO COMMENCEMENT OF EXCAVATION.
 - SIGNAGE SHALL COMPLY WITH THE APPLICABLE REGULATIONS OF THE COUNTY. A SEPARATE PERMIT IS REQUIRED.
 - PROVIDE STANDARD VDOT DRIVEWAY APRONS FOR EACH LOT, OWNER TO DETERMINE LOCATION.
 - VDOT WILL NOT BE RESPONSIBLE FOR REPAIR OF STORMWATER MANAGEMENT FACILITY OR STRUCTURES.
 - VDOT APPROVAL OF SUBDIVISION ROAD PLANS DOES NOT PRECLUDE THE RIGHT TO ADD ADDITIONAL FACILITIES SUCH AS SEEDING, PAWING SEDIMENT CONTROL ITEMS, AS MAY BE DEEMED NECESSARY BY THE DEPARTMENT PRIOR TO THE ACCEPTANCE OF SUCH ROADS IN ORDER TO LIMIT SILTATION AND POLLUTION OF NEARBY LAKES, PONDS, STREAMS AND ADJACENT PROPERTY.
 - THE DEPARTMENT'S APPROVAL OF THESE PLANS EXPIRE THREE YEARS FROM DATA APPROVAL.
 - TRASH COLLECTION FOR THE FACILITY SHALL BE THROUGH ROANOKE COUNTIES STANDARD TRASH COLLECTION.
 - SCREEN ALL TRANSFORMERS, HEAT PUMPS, AND OTHER MECHANICAL EQUIPMENT. MECHANICAL UNITS LOCATED TO THE REAR OF BUILDINGS MUST BE VISUALLY AND ACOUSTICALLY SCREENED FROM ADJOINING PROPERTIES.
 - SCREEN TRASH DUMPSTERS AND CONTAINERS USED FOR RECYCLING WITH THE APPROPRIATE AMOUNT OF VISUAL SCREEN MATERIAL.
 - SITE LIGHTING SHALL CONFORM TO THE APPLICABLE REGULATIONS OF ROANOKE COUNTY. ALL EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES. THE INTENSITY AT ADJOINING STREETS OR RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.

- BACK FILL NO TRENCH UNTIL AUTHORIZED BY THE AUTHORITY. MATERIALS USED FOR BACK FILL FROM THE BOTTOM OF THE TRENCH TO TOP OF THE PIPE SHALL BE CRUSHER RUN, OR APPROVED EQUAL MATERIAL. THOROUGHLY AND CAREFULLY COMPACT THE BACK FILL MATERIAL.
 - COMPACT BACK FILL BY MECHANICAL TAMPING THROUGHOUT THE DEPTH OF THE TRENCH TO INSURE A SUITABLE SUBBASE ACCEPTABLE TO THE ROAD ENGINEER. IF THE MATERIAL TAKEN FROM THE DITCH IS NOT SUITABLE FOR BACK FILLING, REMOVE IT AND USE AN ACCEPTABLE MATERIAL FOR BACK FILLING THE TRENCH.
- IN AREAS OF WATER LINE CONSTRUCTION, GRADES SHALL BE WITHIN SIX (6) INCHES OF FINISHED SUB GRADE PRIOR TO THE COMMENCEMENT OF THIS WORK.
 - MINIMUM COVER OVER WATER AND SANITARY SEWER LINES SHALL BE THREE (3) FEET.
 - THE WESTERN VIRGINIA WATER AUTHORITY SHALL MAKE ALL CONNECTIONS TO EXISTING WATER MAINS. NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY TWO WORKING DAYS PRIOR TO WHEN THE TAP IS NEEDED.
 - THE CONTRACTOR SHALL INSTALL ALL WATER SERVICE CONNECTIONS AND METER BOXES.
 - PIPES AND FITTINGS SHALL BE POLYVINYL.
 - CONNECT PIPE TO MANHOLES THROUGH PRE CAST OPENINGS AND JOIN WITH EITHER A FLEXIBLE BOOT ADAPTER OR A PIPE SEAL GASKET.
 - MAKE RESIDENTIAL SERVICE CONNECTIONS WITH A FOUR (4) INCH PIPE THROUGH A WYE OR TEE-WYE BRANCH FITTING AND SHALL BE INSTALLED ON A MINIMUM GRADE OF ONE-QUARTER (1/4") INCH PER ONE (1) FOOT FROM THE SEWER PIPE OR MANHOLE TO THE PROPERTY OR EASEMENT LINE WHERE A CLEANOUT SHALL BE PLACED AND THE SERVICE LATERAL PLUGGED / CAPPED UNTIL EXTENSION.
 - FIELD MARK FUTURE SERVICE CONNECTIONS WITH A TREATED, SOLID WOODED (2"x4") MARKER THREE (3) FEET LONG SET VERTICALLY PLUMB WITH THE END OF THE CAPPED EXTENSION. PAINT THE TOPS OF THE MARKERS YELLOW AND SET FLUSH WITH THE FINISHED GRADE. SHOW THE LOCATION AND INVERT DEPTH OF THE SERVICE CONNECTION ON THE AS-BUILT PLANS.
 - A MINIMUM VERTICAL SEPARATION AT ALL UTILITY CROSSINGS WILL BE 1.5 FEET.



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WHOLESALE AUTOMOTIVE
AS-BUILT SEWER PLAN
CAVE SPRING DISTRICT
ROANOKE COUNTY, VIRGINIA

DRAWN BY: SMH
DESIGNED BY: SMH
CHECKED BY: RIS
DATE: 9-15-04

REVISIONS:
11-4-04
4-8-05 ASBUILT

SCALE: 1" = 20'
SHEET NO. **C2**
JOB NO. R0400179.00