

21009-comp-04-dm01.plt  
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#### ROOF DRAIN COLLECTOR NOTES:

1. ROOF DRAIN COLLECTOR PIPE SHALL BE ADS N-12 OR APPROVED EQUAL, AND DEDICATED FOR CONNECTION OF ROOF DRAINAGE CONVEYANCE. SEE MEP PLANS FOR COORDINATION.
2. MINIMUM SLOPE PROVIDED IS 1.5%.

DENOTES LINE LENGTH  
SEGMENT OF PROPOSED  
NEW DIVISION LINE (TYP.)

EXISTING UTILITY SERVICE NOTE:  
THE CONTRACTOR SHALL COORDINATE  
SERVICE INTERRUPTIONS OF ALL IMPACTED  
UTILITIES AS THEY ARE RELOCATED WITH  
THE OWNER AND THE RESPECTIVE UTILITY  
SERVICE PROVIDERS AT LEAST 24-HOURS  
PRIOR TO DISRUPTION OR INTERRUPTION.

ORIGINAL  
TAX No. 6630103  
PROPERTY OF  
BLUE RIDGE MEMORIAL GARDENS INC  
ZONED: ROS

#### FIRE PROTECTION NOTES:

1. CONTRACTOR SHALL PROVIDE A KNOX BOX KEY BOX, MODEL 3200 SERIES OR ABOVE, TO BE INSTALLED AT THE MAIN ENTRANCE OF THE STRUCTURE. ENTRANCE GATES SHALL BE EQUIPPED WITH KNOX BOX SWITCH FOR AUTO GATES AND/OR A PADLOCK IF MANUAL GATE. THE CONTRACTOR SHALL VERIFY MOUNTING LOCATION WITH THE ROANOKE CITY FIRE MARSHAL.
2. FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED ON THE NORTH SIDE OF THE SERVICE DRIVE AS INDICATED ON THESE PLANS. THE CONTRACTOR SHALL VERIFY LOCATION AND CONFIRM ACCEPTABILITY OF THE LOCATION WITH THE FIRE MARSHAL PRIOR TO FDC INSTALLATION.
3. FDC SHALL BE SINGLE 5 INCH STORZ COUPLING WITH 30" ELBOW AND SHALL HAVE A KNOX BOX LOCKING CAP.
4. FIRE DEPARTMENT CONNECTIONS (FDC) AND POST INDICATOR VALVES (PIV) SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION STANDARDS.
5. THE PROPOSED FIRE HYDRANT 1 SHOWN ON THESE PLANS SHALL BE PUBLIC AND SHALL HAVE A SILVER COLORED BARREL. THE PROPOSED FIRE HYDRANT 2 SHOWN ON THESE PLANS SHALL BE PRIVATE AND HAVE A SILVER COLORED BARREL AND 5" LARGE DIAMETER HOSE ADAPTER FOR STORZ COUPLINGS ATTACHED TO HYDRANT STEAMER CONNECTION.
6. THE PROPOSED FUNERAL HOME BUILDING IS A SINGLE-STORY STRUCTURE WITH NO PROPOSED ELEVATORS AND WILL BE AN A-3 (ASSEMBLY) USE GROUP.
7. THE MINIMUM FIRE FLOW REQUIRED IS 2,000 GPM AT 20 PSI RESIDUAL PRESSURE.

PROPOSED FIRE HYDRANT INFORMATION		
HYDRANT	STATIC PRESSURE (PSI)	FIRE FLOW (GPM)
1	65	1,386
2	65	1,250

PROPOSED FIRE HYDRANT INFORMATION  
SHOWN IS BASED ON A WATERCAD  
SIMULATION MODEL. FIRE FLOWS LISTED  
ARE CALCULATED AT 20 PSI RESIDUAL  
PRESSURE. SEE "WATER SYSTEM  
CALCULATIONS FOR 5721 AIRPORT ROAD,  
NW" BY LAPC FOR ADDITIONAL  
INFORMATION.

#### SANITARY SEWER CLEANOUT DATA:

6" SSC0-1 TOP = 1142.89 INV. = 1135.55	6" SSC0-5 TOP = 1142.94 INV. = 1137.69
6" SSC0-2 TOP = 1142.91 INV. = 1135.80	6" SSC0-6 TOP = 1143.97 INV. = 1138.45
6" SSC0-3 TOP = 1142.11 INV. = 1136.40	6" SSC0-7 TOP = 1143.64 INV. = 1135.79
6" SSC0-4 TOP = 1142.50 INV. = 1137.07	

#### Materials:

Water: 6 inch US PIPE CL350 DIP  
Valve: 6"-AFC Tapping and Gate Res. seat  
All turn to left to open 21 turns

Hydrants: American Darling- 2022- tag#s are listed on  
plan sheet

Sewer: Only new clean out installed on existing lateral  
6" SDR 26 5.5' depth from top to WYE

#### ABBREVIATIONS

R/W HDCP VAR. EXIST. D.B. P.B. PG. INST. # TYP. RCP SD RL SDCO SDMH SS SSMH SSCO W SP TC EP BW TW CO TBR	RIGHT OF WAY HANDICAP VARIABLE EXISTING DEED BOOK PLAT BOOK PAGE INSTRUMENT NUMBER TYPICAL REINFORCED CONCRETE PIPE STORM DRAIN ROOF LEADER STORM DRAIN CLEANOUT STORM DRAIN MANHOLE SANITARY SEWER SANITARY SEWER MANHOLE SANITARY SEWER CLEANOUT WATER LINE SPOT ELEVATION TOP OF CURB EDGE OF PAVEMENT BOTTOM OF WALL TOP OF WALL CLEANOUT TO BE REMOVED
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#### LEGEND

ITEM	EXISTING	PROPOSED
PAVEMENT (STANDARD)		
CONCRETE		
CONCRETE CURB (CG-2)		
CONCRETE CURB & GUTTER (CG-6)		
STORM DRAIN LINE		
STORM DRAIN MANHOLE		
SANITARY SEWER LINE		
WATERLINE		
UTILITY POLE		
OVERHEAD ELECTRIC LINE		
OVERHEAD TELEPHONE LINE		
INDEX CONTOURS		
INTERMEDIATE CONTOURS		
UNDERGROUND GAS		
OVERHEAD ELECTRIC		
SPOT ELEVATION	+1021.5	SP=1021.5

City of Roanoke  
Planning, Building, & Development

COMPREHENSIVE DEVELOPMENT PLAN

APPROVED

by Aaron Cypher 11/22/2022

PRELIMINARY SITE PLAN

BLUE RIDGE MEMORIAL GARDENS

LOCATED AT  
5721 AIRPORT ROAD, N.W.

TAX PARCEL ID: 06630103  
CITY OF ROANOKE, VIRGINIA

REVISIONS

DESCRIPTION

DATE

NO.

1

2

3

4

5

DATE

October 12, 2022

SCALE:

1" = 20'

COMMISSION NO:

21-009

SHEET

4 OF 12