SHADING LEGEND:

- PROPOSED STANDARD ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PERMEABLE CONCRETE PAVEMENT
- EXISTING CONCRETE

FIRE FLOW DATA:

EXISTING FLOW DATA PER TEST PERFORMED BY THE WVWA ON 1/26/2022:

HYD–10913
STATIC PRESSURE: 114 PSI
FLOW: 1,424 GPM @ 95 PSI RESIDUAL
CALCULATED FLOW: 3,376 GPM @ 20 PSI RESIDUAL

HYD–13202
STATIC PRESSURE: 118 PSI
FLOW: 1,424 GPM @ 100 PSI RESIDUAL
CALCULATED FLOW: 3,555 GPM @ 20 PSI RESIDUAL

PROPOSED PUBLIC HYDRANT FLOW DATA:

STATIC PRESSURE: 114 PSI
CALCULATED FLOW: 3,320 GPM @ 20 PSI RESIDUAL

FIRE FLOW REQUIRED: 2,000 GPM

WVWA NOTES

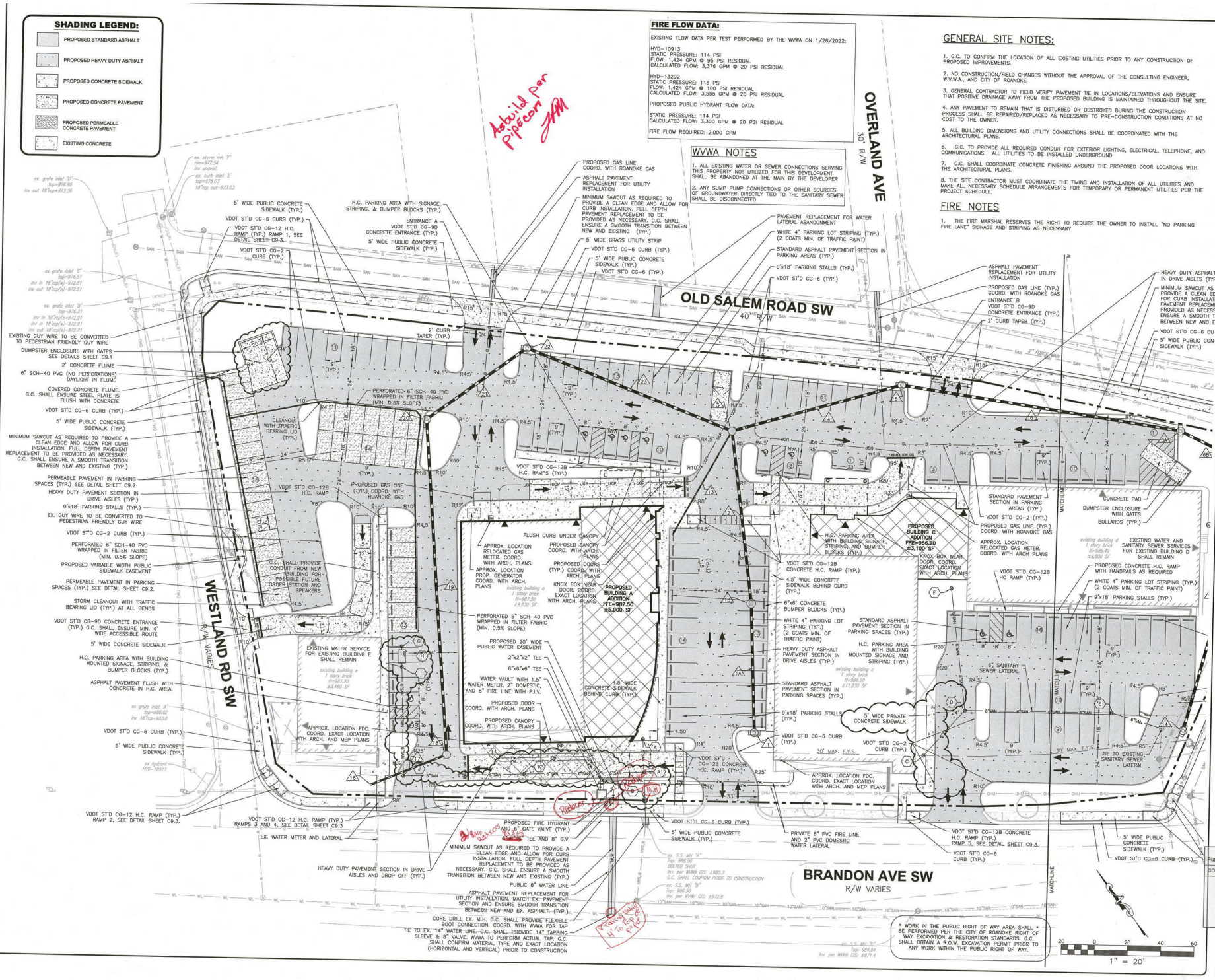
1. ALL EXISTING WATER OR SEWER CONNECTIONS SERVING THIS PROPERTY NOT UTILIZED FOR THIS DEVELOPMENT SHALL BE ABANDONED AT THE MAIN BY THE DEVELOPER
2. ANY SUMP PUMP CONNECTIONS OR OTHER SOURCES OF GROUNDWATER DIRECTLY TIED TO THE SANITARY SEWER SHALL BE DISCONNECTED

GENERAL SITE NOTES:

1. G.C. TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, W.V.W.A., AND CITY OF ROANOKE.
3. GENERAL CONTRACTOR TO FIELD VERIFY PAVEMENT TIE IN LOCATIONS/ELEVATIONS AND ENSURE THAT POSITIVE DRAINAGE AWAY FROM THE PROPOSED BUILDING IS MAINTAINED THROUGHOUT THE SITE.
4. ANY PAVEMENT TO REMAIN THAT IS DISTURBED OR DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED/REPLACED AS NECESSARY TO PRE–CONSTRUCTION CONDITIONS AT NO COST TO THE OWNER.
5. ALL BUILDING DIMENSIONS AND UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
6. G.C. TO PROVIDE ALL REQUIRED CONDUIT FOR EXTERIOR LIGHTING, ELECTRICAL, TELEPHONE, AND COMMUNICATIONS. ALL UTILITIES TO BE INSTALLED UNDERGROUND.
7. G.C. SHALL COORDINATE CONCRETE FINISHING AROUND THE PROPOSED DOOR LOCATIONS WITH THE ARCHITECTURAL PLANS.
8. THE SITE CONTRACTOR MUST COORDINATE THE TIMING AND INSTALLATION OF ALL UTILITIES AND MAKE ALL NECESSARY SCHEDULE ARRANGEMENTS FOR TEMPORARY OR PERMANENT UTILITIES PER THE PROJECT SCHEDULE.

FIRE NOTES

1. THE FIRE MARSHAL RESERVES THE RIGHT TO REQUIRE THE OWNER TO INSTALL "NO PARKING FIRE LANE" SIGNAGE AND STRIPING AS NECESSARY



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COMMONWEALTH OF VIRGINIA
CHRISTOPHER P. BURNS
Lic. No. 47038
5/18/2023
PROFESSIONAL ENGINEER

BRANDON AVENUE COMMERCIAL CENTER

LAYOUT AND UTILITY PLAN 1

3233 BRANDON AVE SW
CITY OF ROANOKE, VIRGINIA

DRAWN BY	KAM
DESIGNED BY	KAM
CHECKED BY	CPB
DATE	11/8/2022
SCALE	1" = 20'
REVISIONS	
3/24/2023	FR#1
4/21/2023	FR#2
5/18/2023	FR#3

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
FIELD REVISION APPROVED
by Ken Richardson
05/23/2023

C4.1
PROJECT NO. 04210048.00