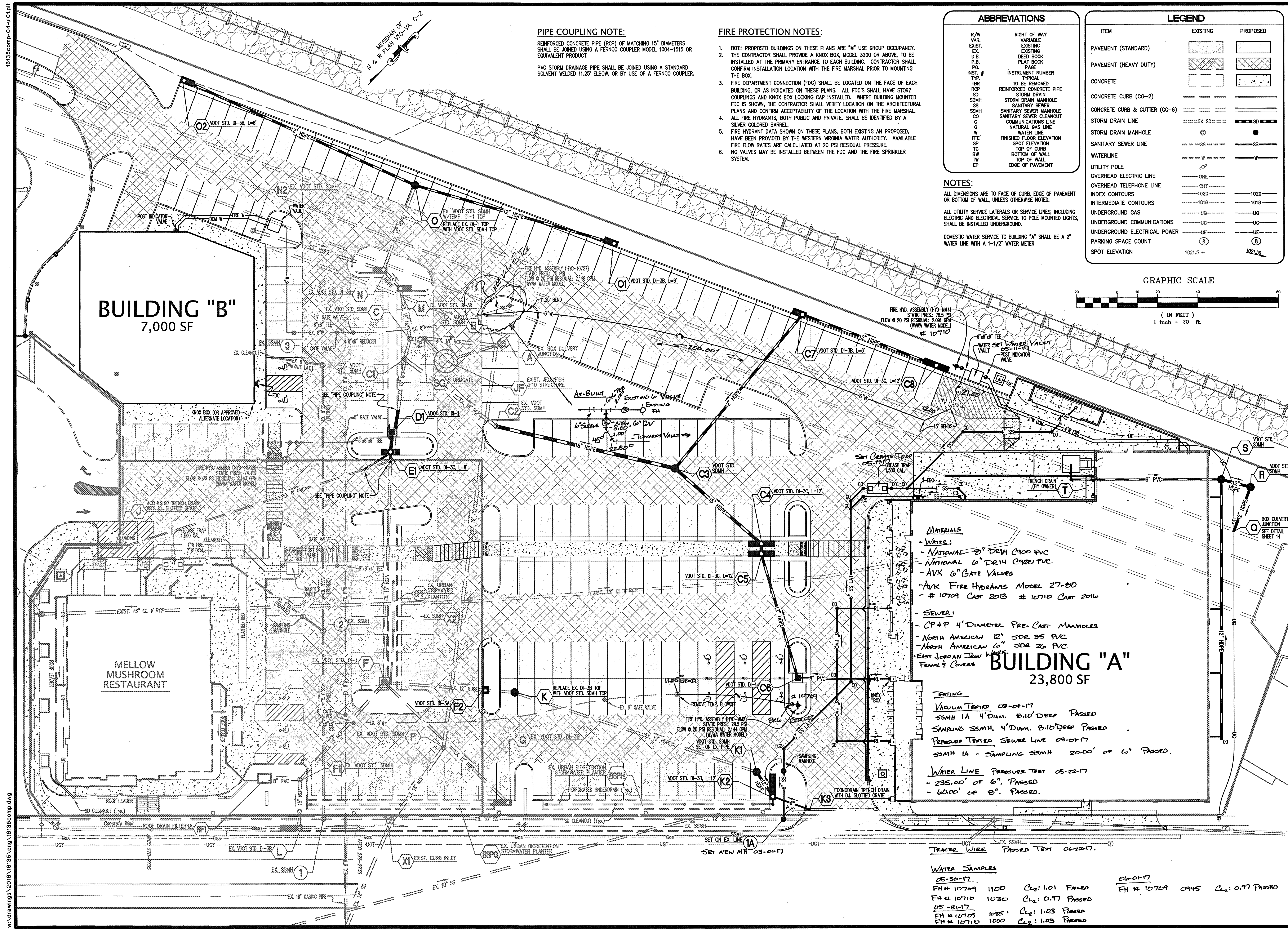


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PIPE COUPLING NOTE:

REINFORCED CONCRETE PIPE (RCP) OF MATCHING 15" DIAMETERS SHALL BE JOINED USING A FERNOCO COUPLER MODEL 1004-1515 OR EQUIVALENT PRODUCT.

PVC STORM DRAINAGE PIPE SHALL BE JOINED USING A STANDARD SOLVENT WELDED 11.25" ELBOW, OR BY USE OF A FERNOCO COUPLER.

FIRE PROTECTION NOTES:

- BOTH PROPOSED BUILDINGS ON THESE PLANS ARE "M" USE GROUP OCCUPANCY.
- THE CONTRACTOR SHALL PROVIDE A KNOX BOX, MODEL 3200 OR ABOVE, TO BE INSTALLED AT THE PRIMARY ENTRANCE TO EACH BUILDING. CONTRACTOR SHALL CONFIRM INSTALLATION LOCATION WITH THE FIRE MARSHAL PRIOR TO MOUNTING THE BOX.
- FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED ON THE FACE OF EACH BUILDING, OR AS INDICATED ON THESE PLANS. ALL FDC'S SHALL HAVE STORZ COUPLINGS AND KNOX BOX LOCKING CAP INSTALLED. WHERE BUILDING MOUNTED FDC IS SHOWN, THE CONTRACTOR SHALL VERIFY LOCATION ON THE ARCHITECTURAL PLANS AND CONFIRM ACCEPTABILITY OF THE LOCATION WITH THE FIRE MARSHAL. ALL FIRE HYDRANTS, BOTH PUBLIC AND PRIVATE, SHALL BE IDENTIFIED BY A SILVER COLORED BARREL.
- FIRE HYDRANT DATA SHOWN ON THESE PLANS, BOTH EXISTING AND PROPOSED, HAVE BEEN PROVIDED BY THE WESTERN VIRGINIA WATER AUTHORITY. AVAILABLE FIRE FLOW RATES ARE CALCULATED AT 20 PSI RESIDUAL PRESSURE.
- NO VALVES MAY BE INSTALLED BETWEEN THE FDC AND THE FIRE SPRINKLER SYSTEM.

ABBREVIATIONS

R/W	RIGHT OF WAY
VAR.	VARIABLE
EXIST.	EXISTING
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
INST. #	INSTRUMENT NUMBER
TYP.	TYPICAL
TBR	TO BE REMOVED
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
CO	SANITARY SEWER CLEANOUT
C	COMMUNICATIONS LINE
W	NATURAL GAS LINE
WFE	FINISHED FLOOR ELEVATION
SP	SPOT ELEVATION
EW	EDGE OF WALL
TW	TOP OF WALL
EP	EDGE OF PAVEMENT

NOTES:

ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OR BOTTOM OF WALL, UNLESS OTHERWISE NOTED.

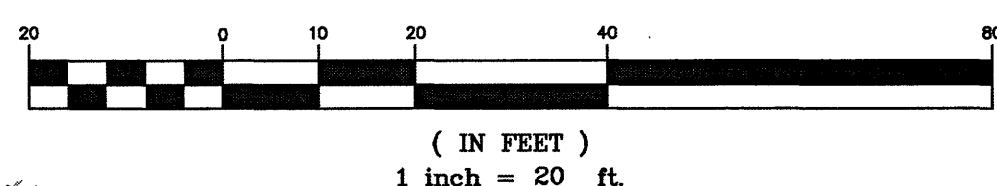
ALL UTILITY SERVICE LATERALS OR SERVICE LINES, INCLUDING ELECTRIC AND ELECTRICAL SERVICE TO POLE MOUNTED LIGHTS, SHALL BE INSTALLED UNDERGROUND.

DOMESTIC WATER SERVICE TO BUILDING "A" SHALL BE A 2" WATER LINE WITH A 1-1/2" WATER METER

LEGEND

ITEM	EXISTING	PROPOSED
PAVEMENT (STANDARD)		
PAVEMENT (HEAVY DUTY)		
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		
UNDERGROUND COMMUNICATIONS		
UNDERGROUND ELECTRICAL POWER		
PARKING SPACE COUNT		
SPOT ELEVATION		

GRAPHIC SCALE



MATERIALS

- WATER:
- NATIONAL 8" DRW C900 PVC
- NATIONAL 6" DR14 C900 PVC
- AVK 6" GATE VALVES
- AVK FIRE HYDRANTS MODEL 27-80
- # 10709 CAST 2013 # 10710 CAST 2016

SEWER:

- CP&P 4" DIAMETER PRE-CAST MANHOLES
- NORTH AMERICAN 12" SDR 35 PVC
- NORTH AMERICAN 6" SDR 26 PVC
- EAST JORDAN IRON WARES
- FRAME 3 COVERS

TESTING

- VACUUM TESTED 08-01-17
- SSMH 1A 4" DIAM. 8'10" DEEP PASSED
- SAMPLING SSMH, 4" DIAM. 8'10" DEEP PASSED
- PRESSURE TESTED SEWER LINE 08-01-17
- SSMH 1A - SAMPLING SSMH 20'00' OF 6" PASSED.
- WATER LINE PRESSURE TEST 05-22-17
- 235.00' OF 6", PASSED
- 6000' OF 8", PASSED.

WATER SAMPLES

05-20-17			
FH # 10709	1100	CL ₂ : 1.01	FAILED
FH # 10710	1030	CL ₂ : 0.97	PASSED
05-21-17			
FH # 10709	1035	CL ₂ : 1.03	PASSED
FH # 10710	1000	CL ₂ : 1.03	PASSED

06-01-17			
FH # 10709	0945	CL ₂ : 0.97	PASSED

COMPREHENSIVE DEVELOPMENT PLAN
FOR
IVY MARKET - PHASE II
PREPARED FOR
HARBOR RETAIL PARTNERS
IVY MARKET, ALONG FRANKLIN ROAD
THE CITY OF ROANOKE, VIRGINIA

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: January 9, 2017

SCALE: 1" = 20'

COMMISSION NO: 16-135

SHEET 4 OF 15

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

LA

COMMONWEALTH OF VIRGINIA
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Lic. No. 000920
1/9/17
LANDSCAPE ARCHITECT

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