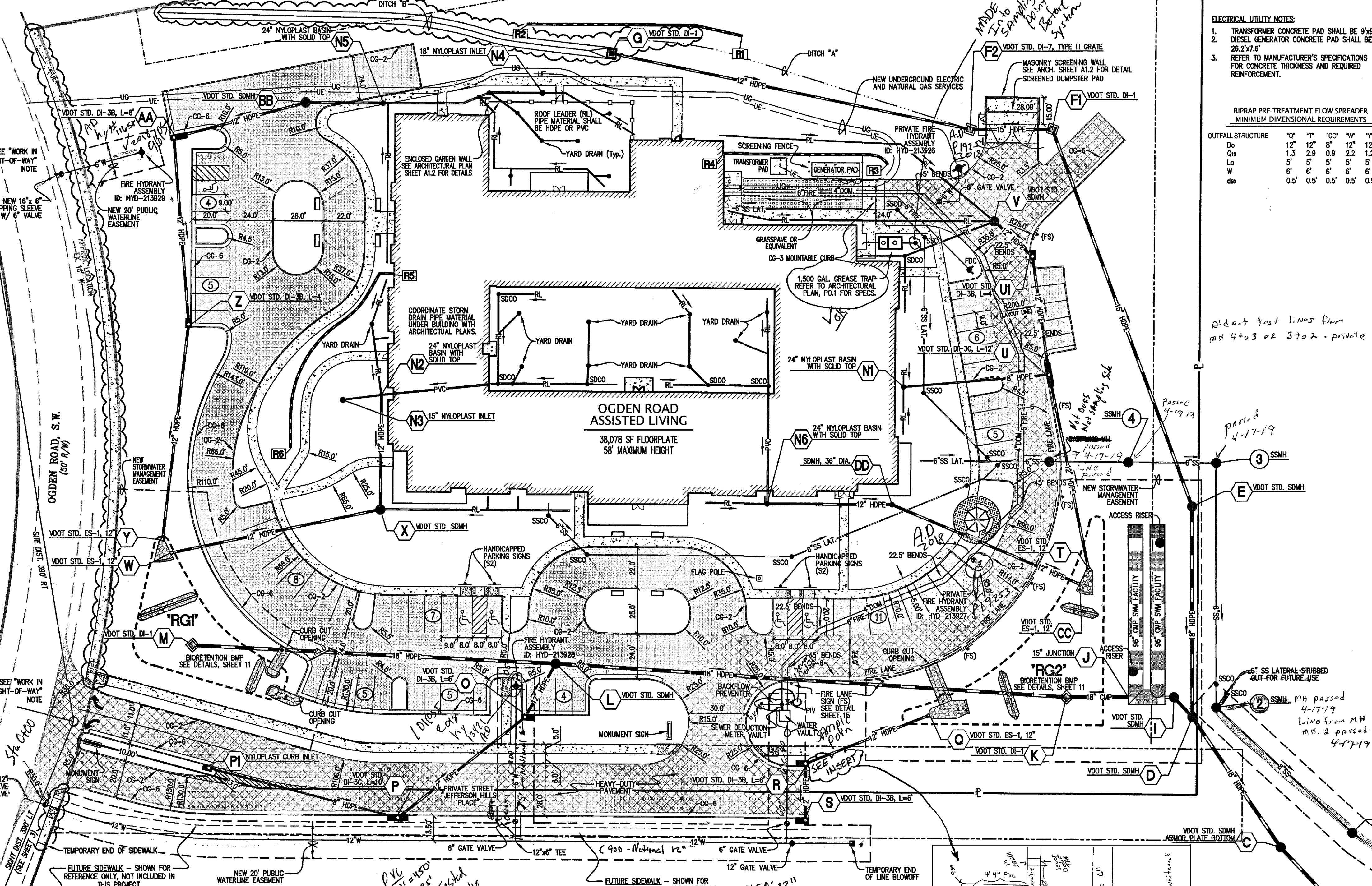


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WORK IN RIGHT-OF-WAY NOTE:  
ALL WORK WITHIN THE CITY OF ROANOKE RIGHT-OF-WAY SHALL BE PERFORMED PER THE CITY OF ROANOKE RIGHT-OF-WAY EXCAVATION AND RESTORATION STANDARDS.



- WATER & SEWER NOTES:**
1. ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
  2. ALL WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 3.0 FEET OF COVER.
  3. MAINTAIN A MINIMUM OF 18\"/>
  4. NEW WATERLINE MAIN PIPE MATERIAL SHALL BE C900 PVC DR14, UNLESS OTHERWISE INDICATED.
  5. WATER VAULT SHALL BE SIZED FOR 6\"/>
  6. CONTRACTOR TO FURNISH AND INSTALL TAPPING SLEEVE AND VALVE, TAP TO BE MADE BY WVA. CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION AND SHORING PER OSHA REGULATIONS.
- STORM DRAIN NOTES:**
1. ALL NEW STORM DRAIN PIPE SHOWN ON THIS PLAN IS 15\"/>
  2. ALL VDOT STANDARD STORM DRAIN INLET AND MANHOLE STRUCTURES SHALL INCLUDE IS-1 INLET SHAPING UNLESS INDICATED OTHERWISE.
  3. WHERE STORM DRAIN MANHOLES ARE INDICATED AS STEP-DOWN STRUCTURES, CONTRACTOR SHALL INSTALL 1/2\"/>
  4. ALL DRAINAGE STRUCTURES DEEPER THAN 4.0 FEET SHALL HAVE STEPS (VDOT STD. ST-1) INSTALLED.
  5. SAFETY SLABS (VDOT STD. SL-1) ARE REQUIRED IN ALL DRAINAGE STRUCTURES WITH A DEPTH OF 12.0 FEET OR GREATER. SPACING OF THE SAFETY SLABS SHOULD BE 6 TO 10 FEET WITH NO SLAB LOCATED WITHIN 6.0 FEET OF THE TOP OR BOTTOM OF THE STRUCTURE.
- FIRE PROTECTION NOTES:**
1. THE PROPOSED CONSTRUCTION IS OCCUPANCY USE GROUP I-2.
  2. CONTRACTOR SHALL PROVIDE A KNOX BOX KEY BOX, MODEL 3200 SERIES OR ABOVE, TO BE INSTALLED AT THE MAIN ENTRANCE TO THE STRUCTURE. THE CONTRACTOR SHALL VERIFY MOUNTING LOCATION WITH THE ROANOKE CITY FIRE MARSHAL.
  3. FIRE DEPARTMENT CONNECTION (FDC) IS LOCATED WITHIN A LANDSCAPE ISLAND ADJACENT TO THE NORTHEAST WING OF THE BUILDING.
  4. PROPOSED PUBLIC FIRE HYDRANTS AND PROPOSED PRIVATE FIRE HYDRANTS ARE DISTINGUISHED BY NOTES. ALL FIRE HYDRANTS, BOTH PUBLIC AND PRIVATE, SHALL HAVE A SILVER COLORED BARREL.
  5. EXISTING AND PROPOSED FIRE HYDRANT FLOW RATES HAVE BEEN PROVIDED BY THE WESTERN VIRGINIA WATER AUTHORITY AND ARE UNDERSTOOD TO BE CALCULATED AT 20 PSI RESIDUAL PRESSURE.
  6. THE PROPOSED FACILITY IS A THREE-STORY STRUCTURE. REFER TO ARCHITECTURAL PLANS FOR ELEVATOR LOCATION(S). A KNOX ELEVATOR / LOBBY BOX WILL BE REQUIRED.
  7. THE FDC SHALL HAVE 5\"/>
  8. THE FDC SHALL HAVE A KNOX BOX LOOKING CAP.

**ELECTRICAL UTILITY NOTES:**

1. TRANSFORMER CONCRETE PAD SHALL BE 9'x9'
2. DIESEL GENERATOR CONCRETE PAD SHALL BE 28.2'x7.6'
3. REFER TO MANUFACTURER'S SPECIFICATIONS FOR CONCRETE THICKNESS AND REQUIRED REINFORCEMENT.

**RIPRAP PRE-TREATMENT FLOW SPREADER MINIMUM DIMENSIONAL REQUIREMENTS**

OUTFALL STRUCTURE	12\"/>	12\"/>	12\"/>	12\"/>	12\"/>
Do	1.3	2.9	0.9	2.2	1.2
Lo	5'	5'	5'	5'	5'
W	6'	6'	6'	6'	6'
ds	0.5'	0.5'	0.5'	0.5'	0.5'

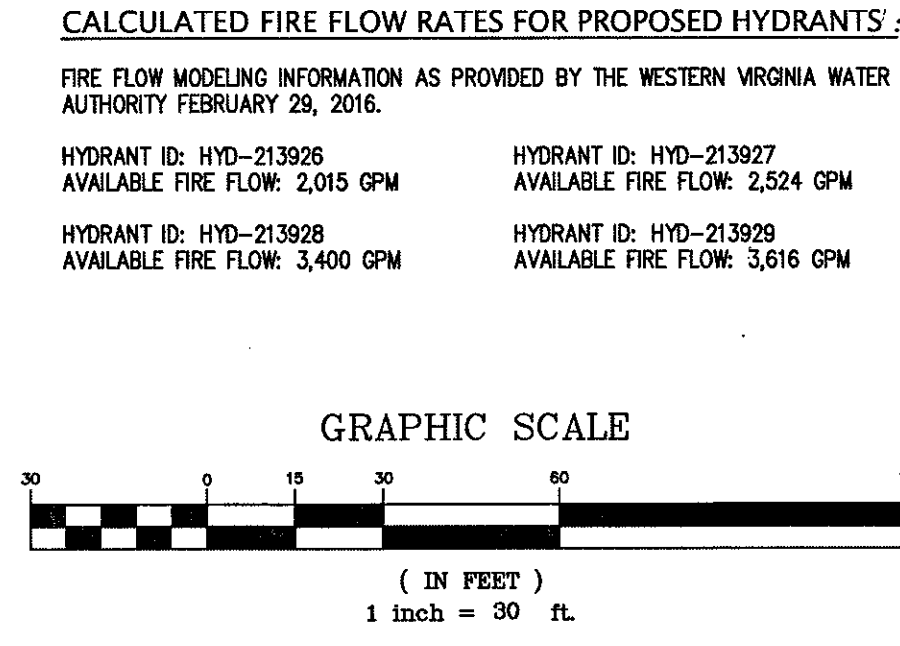
**LEGEND**

ITEM	EXISTING	PROPOSED
PAVEMENT (STANDARD)	[Symbol]	[Symbol]
PAVEMENT (HEAVY-DUTY)	[Symbol]	[Symbol]
CONCRETE	[Symbol]	[Symbol]
CONCRETE CURB (CG-2)	[Symbol]	[Symbol]
CONCRETE CURB & GUTTER (CG-6)	[Symbol]	[Symbol]
STORM DRAIN LINE	[Symbol]	[Symbol]
STORM DRAIN MANHOLE	[Symbol]	[Symbol]
SANITARY SEWER LINE	[Symbol]	[Symbol]
WATERLINE	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
OVERHEAD ELECTRIC LINE	[Symbol]	[Symbol]
OVERHEAD TELEPHONE LINE	[Symbol]	[Symbol]
INDEX CONTOURS	1020	1020
INTERMEDIATE CONTOURS	1018	1018
UNDERGROUND GAS	[Symbol]	[Symbol]
OVERHEAD ELECTRIC	[Symbol]	[Symbol]
SPOT ELEVATION	+1021.5	SP-1021.5

**UTILITIES LOCATION NOTE:**  
ALL UTILITY SERVICE LATERALS, INCLUDING ELECTRIC, SHALL BE LOCATED UNDERGROUND.  
Line from MH 1 to exist passed 4-17-19  
Line from MH 1 to exist passed 4-17-19  
NEW 20\"/>

**ABBREVIATIONS**

M.B.L.	MINIMUM BUILDING LINE
R/W	RIGHT OF WAY
HSCP	HANDICAP
VAR.	VARIABLE
EXIST.	EXISTING
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.C.	PAGE
INST. #	INSTRUMENT NUMBER
TYP.	TYPICAL
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
RL	ROOF LEADER
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
TOP	TERRA COTTA PIPE
PS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
W	WATER LINE
TC	TOP OF CURB
SP	EDGE OF PAVEMENT
BW	BOTTOM OF WALL
TW	TOP OF WALL
CO	SANITARY SEWER CLEANOUT
TBR	TO BE REMOVED



**LUMSDEN ASSOCIATES, P.C.**  
ENGINEERS/SURVEYORS/PLANNERS  
ROANOKE, VIRGINIA

HOWARD P. BOGGS, II  
LANDSCAPE ARCHITECT  
3/8/18

**COMPREHENSIVE DEVELOPMENT PLAN FOR**  
**JEFFERSON HILLS ASSISTED LIVING**  
PREPARED FOR  
**NEW MILLENNIUM SENIOR LIVING COMMUNITIES**  
SITUATED ALONG OGDEN ROAD, SW  
CITY OF ROANOKE, VIRGINIA

DATE: September 12, 2017  
SCALE: 1" = 30'  
COMMISSION NO.: 15-079  
SHEET 4 OF 16