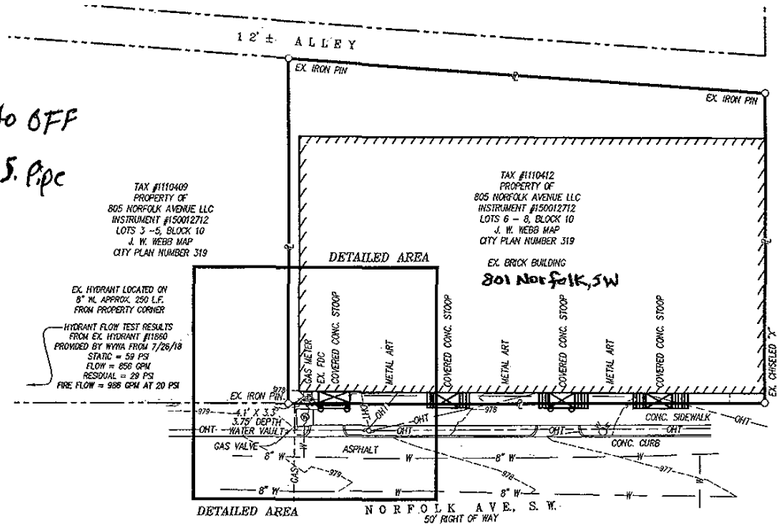
Materials:

Valve - 6" AVK
15 Turns Left to OFF

main - 6" DIP U.S. Pipe



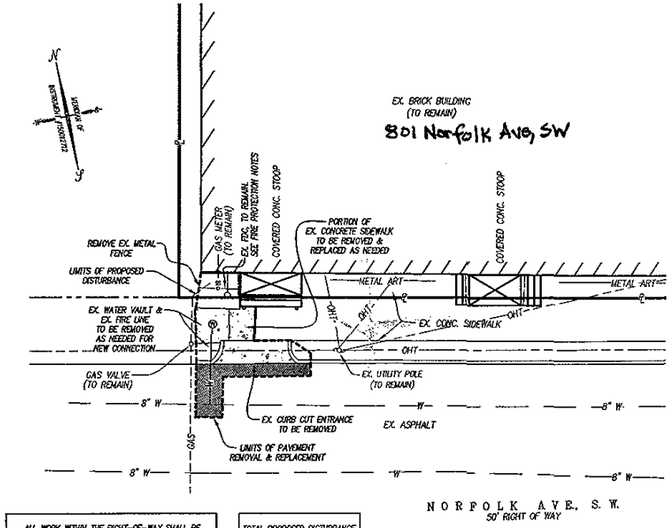
SITE OVERVIEW
SCALE: 1" = 20'

SITE AND ZONING TABULATIONS

OWNER: 805 NORFOLK AVENUE LLC
CURRENT SUBJECT PARCEL TAX #: 1110412
CURRENT ZONING: I-1
SITE ACREAGE: 0.353 AC. (15,378 S.F.)
MINIMUM LOT AREA REQUIRED: 10,000 S.F.
MAX LOT AREA: NONE
MINIMUM FRONTAGE REQUIRED: 100'
MAX FRONTAGE: NONE
MINIMUM REQUIRED SETBACKS:
FRONT: 0' MINIMUM, NO MAXIMUM
SIDE: 0'
REAR YARD: 0'
MAXIMUM HEIGHT ALLOWED: NO MAXIMUM WHEN NO RESIDENTIAL IS ADJACENT.
MAX FLOOR AREA RATIO: 2.0
MAX IMPERVIOUS SURFACE RATIO: 90%
MINIMUM TREE CANOPY: 10%

CONSTRUCTION NOTES

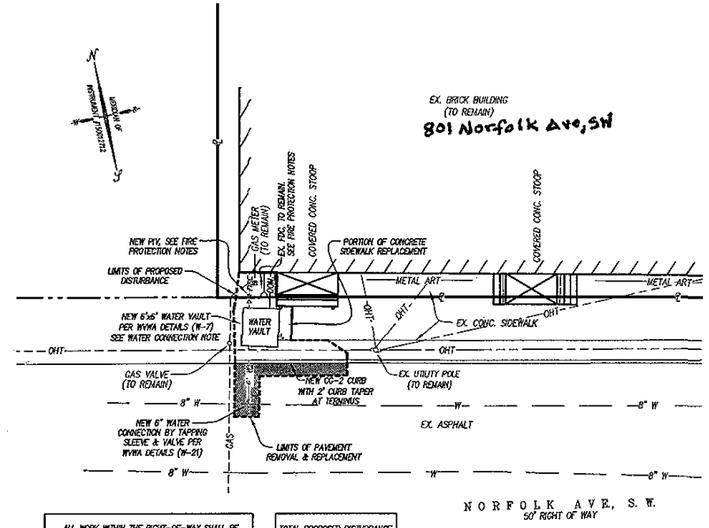
1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF THE VDOT ROAD AND BRIDGE STANDARDS.
2. WVWA AVAILABILITY LETTER #_____
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
4. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
6. SEE VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILS.
7. THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.
8. ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATE PIPE SIZES, MANHOLES OR EROSION & SEDIMENT CONTROL MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER AND APPROVED BY THE CITY OF ROANOKE.
9. ALL NECESSARY UTILITY LATERAL CONDUITS (I.E. WATER, SEWER, STORM DRAIN, GAS, ELECTRIC, COMMUNICATIONS) SHALL BE CONSTRUCTED PRIOR TO THE PLACEMENT OF BASE MATERIAL.



ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ROANOKE EXCAVATION AND RESTORATION STANDARDS.

TOTAL PROPOSED DISTURBANCE IS APPROXIMATELY 250 S.F.

DETAILED AREA: DEMOLITION PLAN
SCALE: 1" = 10'

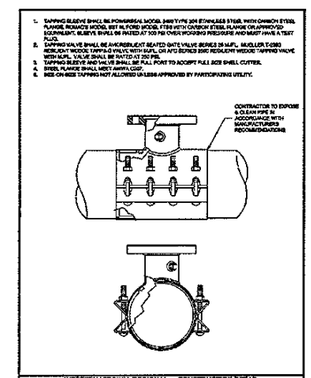


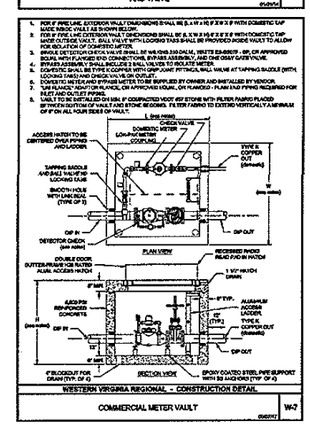
ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ROANOKE EXCAVATION AND RESTORATION STANDARDS.

TOTAL PROPOSED DISTURBANCE IS APPROXIMATELY 250 S.F.

DETAILED AREA: WATER CONNECTION PLAN
SCALE: 1" = 10'

NEW WATER CONNECTION NOTE:
NEW WATER CONNECTION SHALL BE BY 6" FIRE LINE AND 2" DOMESTIC LINE. NEW DOMESTIC METER IS NOT TO BE INSTALLED AT THIS TIME WITH EXISTING DOMESTIC CONNECTION TO REMAIN ACTIVE (ELSEWHERE ONSITE).





FIRE PROTECTION NOTES:

1. CONTRACTOR SHALL PROVIDE A KNOX BOX KEY BOX, MODEL 3200 SERIES OR ABOVE, TO BE INSTALLED AT THE MAIN ENTRANCE TO EACH STRUCTURE. THE CONTRACTOR SHALL VERIFY MOUNTING LOCATION WITH THE ROANOKE CITY FIRE MARSHAL.
2. EXISTING FIRE DEPARTMENT CONNECTION (FDC) SHALL BE INSPECTED BY FIRE MARSHAL FOR ACCEPTANCE. SHOULD A REPLACEMENT BE REQUIRED, FDC SHALL BE SINGLE 5 INCH STORZ COUPLING AND SHALL HAVE A KNOX LOCKING CAP.
3. ANY REPLACEMENT FIRE DEPARTMENT CONNECTION (FDC) AND/OR NEW POST INDICATOR VALVE (PIV) SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION STANDARDS.
4. EXISTING FIRE HYDRANT FLOW RATES HAVE BEEN PROVIDED BY THE WESTERN VIRGINIA WATER AUTHORITY AND ARE UNDERSTOOD TO BE CALCULATED AT 20 PSI RESIDUAL PRESSURE.

Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS
4564 DRAMBLETON AVENUE
P.O. BOX 20569
ROANOKE, VIRGINIA 24018
PHONE: (540) 774-4411
FAX: (540) 772-9445
WWW.LUMSDENPC.COM

COMMONWEALTH OF VIRGINIA
ANDREW P. LUMSDEN
Lic. No. 052216
PROFESSIONAL ENGINEER

WATER CONNECTION PLAN

WATER IMPROVEMENTS AT
ROANOKE CITY TAX # 1110412
PROPERTY OF
805 NORFOLK AVENUE, LLC
LOCATED AT 801 NORFOLK AVENUE, S.W.
CITY OF ROANOKE, VIRGINIA

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: August 6, 2018
SCALE: AS SHOWN
COMMISSION NO: 18-189
SHEET 1 OF 1

18189-pl-plan.plt
w:\drawings\2018\18189\eng\18189pl.dwg

Contractor: S.J. Conner 10/2/18 Per Plan - AS-Built Inspector: BRIAN WHITENACK