

SITE AND ZONING TABULATIONS

TAX MAP ID: 2011001
CURRENT ZONING: RMF
PROPOSED USE: ASSISTED LIVING FACILITY
USE AND SITE CHARACTERISTICS ARE UNCHANGED. PLAN IS FOR FIRE HYDRANT IMPROVEMENTS ONLY.
SITE ACREAGE: 3.99 ACRES
MINIMUM REQUIRED SETBACKS:
FRONT: 10' MINIMUM / NO MAXIMUM
REAR: 15'
SIDE YARD: 15'
MAXIMUM HEIGHT ALLOWED: 45'
MAXIMUM IMPERVIOUS SURFACE RATIO: 90%

GENERAL NOTES

- OWNER/DEVELOPER:
OUR LADY OF THE VALLEY INC.
3333 PETERS CREEK ROAD, N.W.
ROANOKE, VA 24019
(ATTN: JOHN ALBERT)
- THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
- TOPOGRAPHY DATA BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
- NO CURRENT TITLE REPORT HAS BEEN FURNISHED FOR THE SUBJECT PROPERTIES.
- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE LIMITS OF FLOOD HAZARD AREA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #51161C01646, DATED SEPTEMBER 28, 2007.
- NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, WESTERN VIRGINIA WATER AUTHORITY, AND/OR ROANOKE CITY.
- ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATE PIPE SIZES, MANHOLES, OR ESC MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. PLAN SHEETS CAN BE 8.5 x 11 IF THE INFORMATION IS LEGIBLE AND WITHIN THE LIMITS OF THE APPROVED PLANS.
- CONTRACTOR SHALL COORDINATE WITH OWNER FOR ANY LANDSCAPING REPLACEMENT REQUIREMENTS WITHIN AREA OF DISTURBANCE AT CIRCULAR DROP OFF AREA.

CONSTRUCTION NOTES

- 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.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- 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.
- CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK BY CONTACTING MISS UTILITY. CONTACT SITE ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS. IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL "MISS UTILITY" OF CENTRAL VIRGINIA AT 1-800-552-7001.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CLEAN OUT ANY EXISTING STORM SEWER SYSTEM IN THE EVENT THEY BECOME SILTED OR BLOCKED IN ANY WAY DUE TO THE PROPOSED DEVELOPMENT.
- SAFE ACCESS TO ALL EXISTING ENTRANCES SHALL BE MAINTAINED AT ALL TIMES. WHEN WORK IS NOT BEING PERFORMED, THE CLEAR ZONE OF THE ROADWAY SHALL BE FREE OF STORED MATERIALS AND PARKED EQUIPMENT.

WESTERN VIRGINIA WATER AUTHORITY GENERAL NOTES

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST WVWA DESIGN AND CONSTRUCTION STANDARDS.
- THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION. PLEASE CONTACT MARK SINK AT 537-3460.
- ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.
- FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO SUCH CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND 2' MINIMUM HORIZONTALLY FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER, SANITARY SEWER CROSSINGS OF ANY OTHER UTILITIES. WHERE THIS CANNOT BE ACHIEVED ADDITIONAL MEASURES IN ACCORDANCE WITH WVWA STANDARDS SHALL BE ENFORCED.
- ANY EXISTING APPURTENANCES SHOULD BE ADJUSTED TO GRADE AND NEW FRAME AND COVERS INSTALLED WHERE REQUIRED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND POTHOLED TO VERIFY LOCATIONS. THIS PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.

PROPOSED HYDRANT AVAILABLE FIRE FLOW

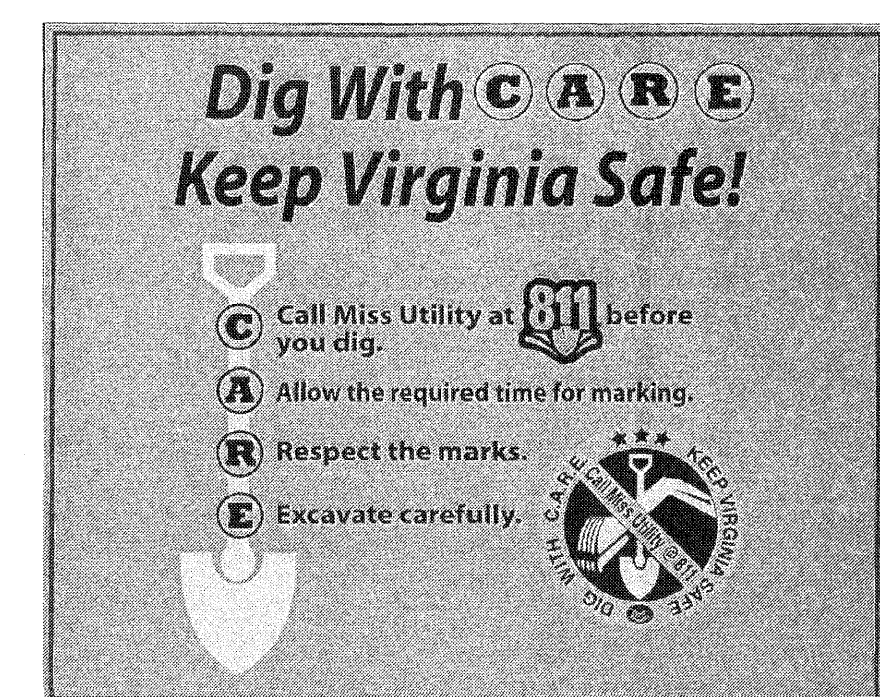
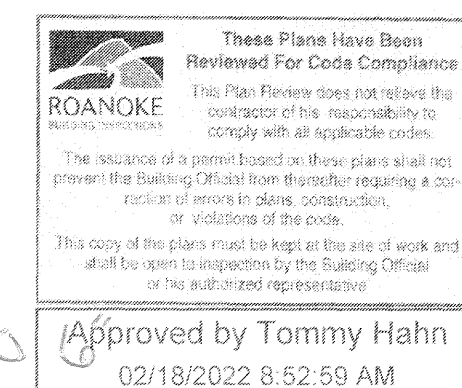
PROPOSED FIRE FLOW AVAILABLE FROM PROPOSED FIRE HYDRANT IS 1,506 GPM AT 20 PSI. SEE WATER SYSTEM CALCULATIONS BY LUMSDEN ASSOCIATES, P.C. DATED SEPTEMBER 21, 2021 FOR DETAILED CALCULATIONS.

REQUIRED FIRE FLOW: 2,250 GPM BASED ON 1-2 BUILDING USE GROUP WITH THREE STORIES.

COMBINED FIRE FLOW AT 20 PSI FROM PROPOSED HYDRANT & EXISTING HYDRANT-12038 = 3,040 GPM

Contractor: Site Pro
Inspector: Bruce Peters

Materials: DI Pipe CL350
AVK Hydrant



Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS

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COMMONWEALTH OF VIRGINIA
ANDREW P. LUMSDEN
Lic. No. 052216
11/23/21
PROFESSIONAL ENGINEER

FIRE HYDRANT SITE PLAN

OUR LADY OF THE VALLEY
FIRE HYDRANT IMPROVEMENTS
PREPARED FOR
OUR LADY OF THE VALLEY, INC.
LOCATED AT
650 JEFFERSON STREET, N.W.
ROANOKE CITY, VIRGINIA

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: November 22, 2021
SCALE: 1" = 20'
COMMISSION NO: 21-322
SHEET 1 OF 2