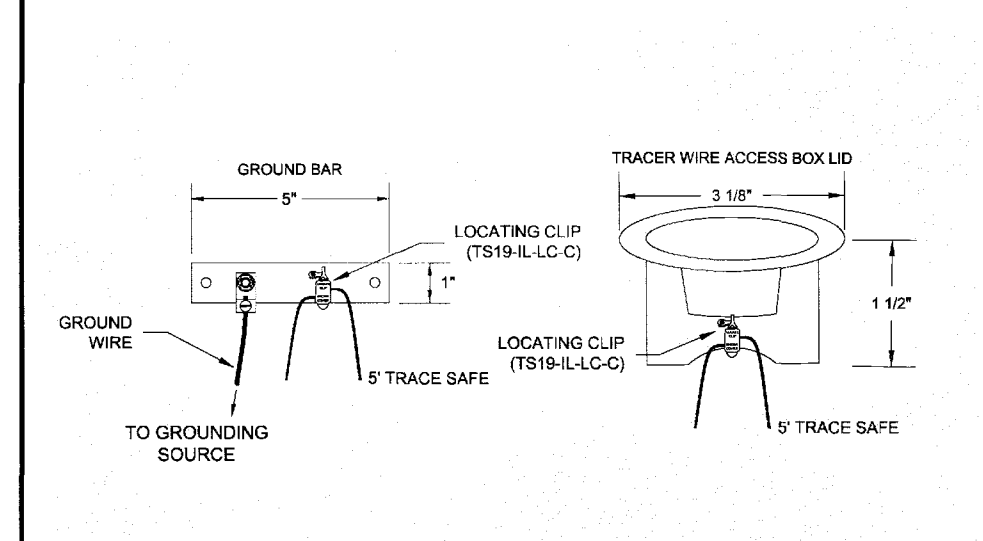


1. TRACER WIRES SHALL BE INSTALLED USING MANHOLES, TRACER WIRE ACCESS BOXES, VALVE BOXES OR VAULTS, WATER METERS AND FIRE HYDRANTS AS ACCESS POINTS.
2. FOR WATER AND SANITARY SEWER LATERALS, TRACER WIRES SHALL BE INSTALLED ALONG THE LENGTH OF PIPE WITHIN THE TRENCH. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
3. TRACER WIRES SHALL ONLY BE MADE WITH USE OF FUSED CONNECTORS DESIGNED FOR WIRE WITH A WOVEN POLYESTER FIBER CORE. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
4. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
5. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
6. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
7. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
8. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
9. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
10. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
11. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
12. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
13. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
14. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
15. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
16. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
17. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
18. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
19. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
20. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
21. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
22. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
23. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
24. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
25. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
26. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
27. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
28. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
29. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
30. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
31. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
32. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
33. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
34. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
35. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
36. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
37. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
38. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
39. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
40. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
41. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
42. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
43. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
44. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
45. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
46. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
47. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
48. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
49. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
50. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
51. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
52. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
53. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
54. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
55. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
56. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
57. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
58. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
59. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
60. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
61. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
62. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
63. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
64. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
65. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
66. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
67. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
68. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
69. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
70. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
71. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
72. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
73. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
74. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
75. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
76. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
77. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
78. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
79. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
80. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
81. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
82. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
83. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
84. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
85. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
86. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
87. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
88. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
89. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
90. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
91. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
92. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
93. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
94. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
95. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
96. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
97. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
98. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
99. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.
100. TRACER WIRES SHALL BE INSTALLED IN THE TRENCH, TRACER WIRE OR APPROVED EQUAL.

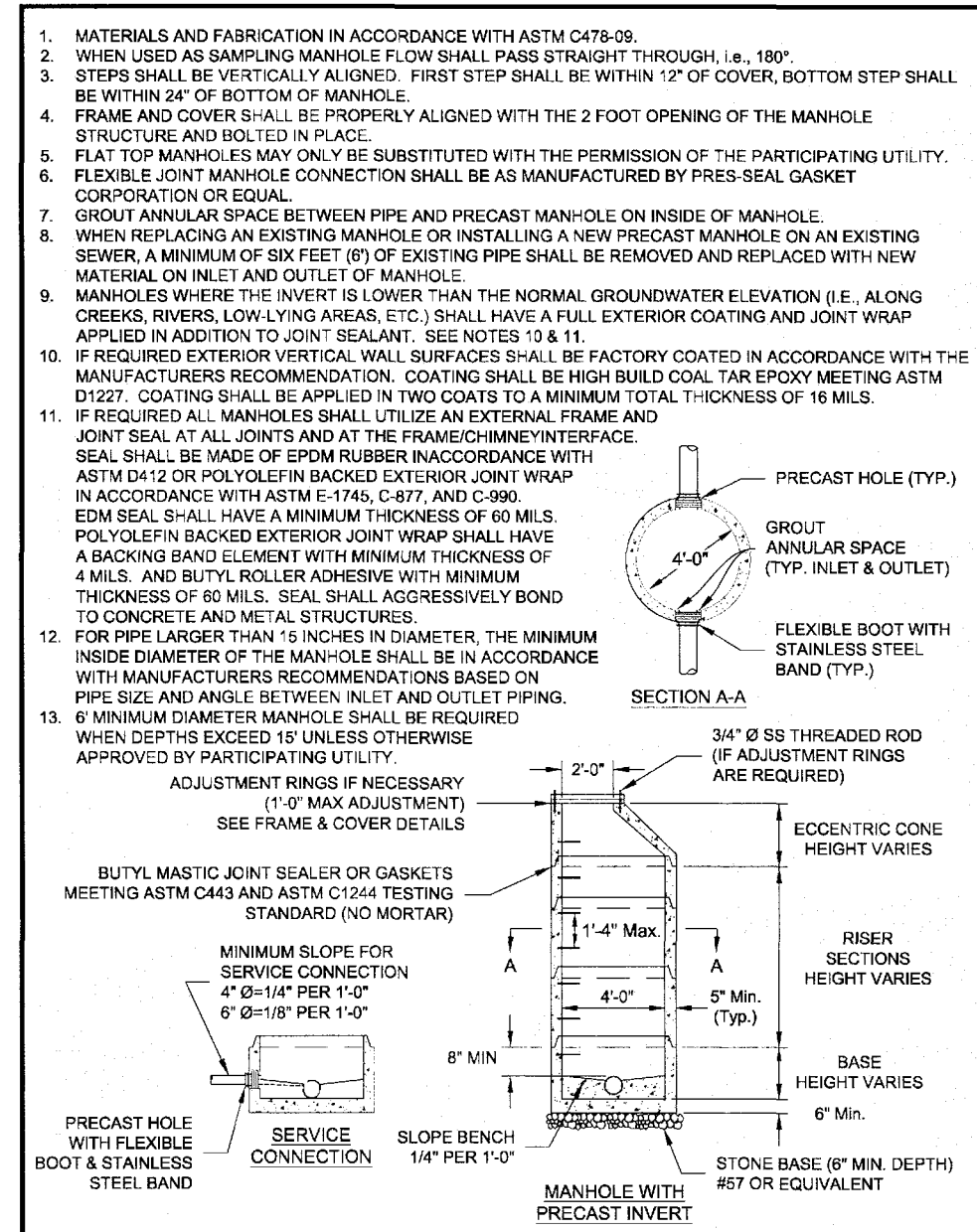


WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

TRACER WIRE FOR NON-METALLIC PRESSURE PIPE

09/09/15

G-4

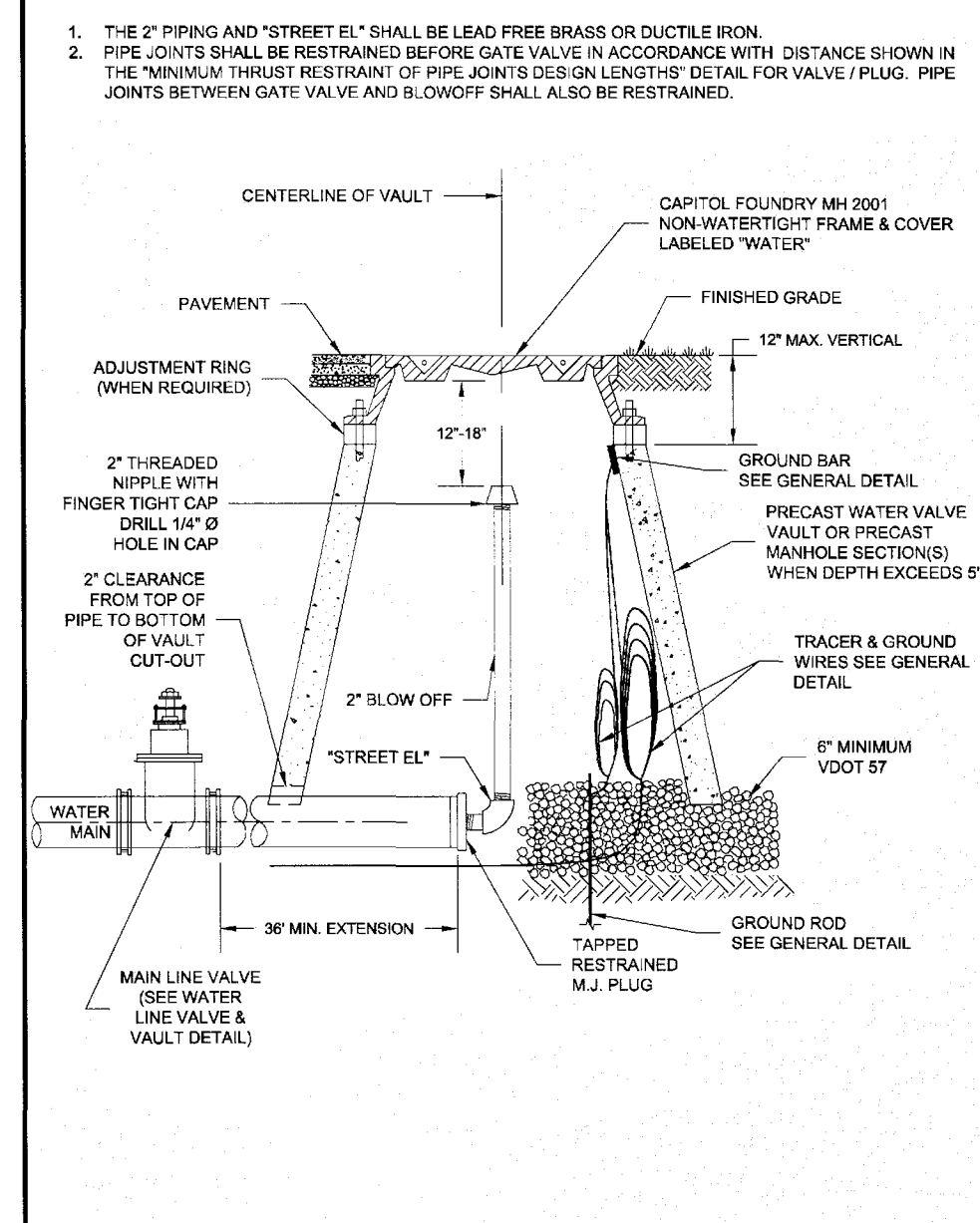


WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

4" STANDARD MANHOLE FOR PIPE 15" OR SMALLER (FOR DEPTHS UP TO 15 FEET)

08/01/15

S-1

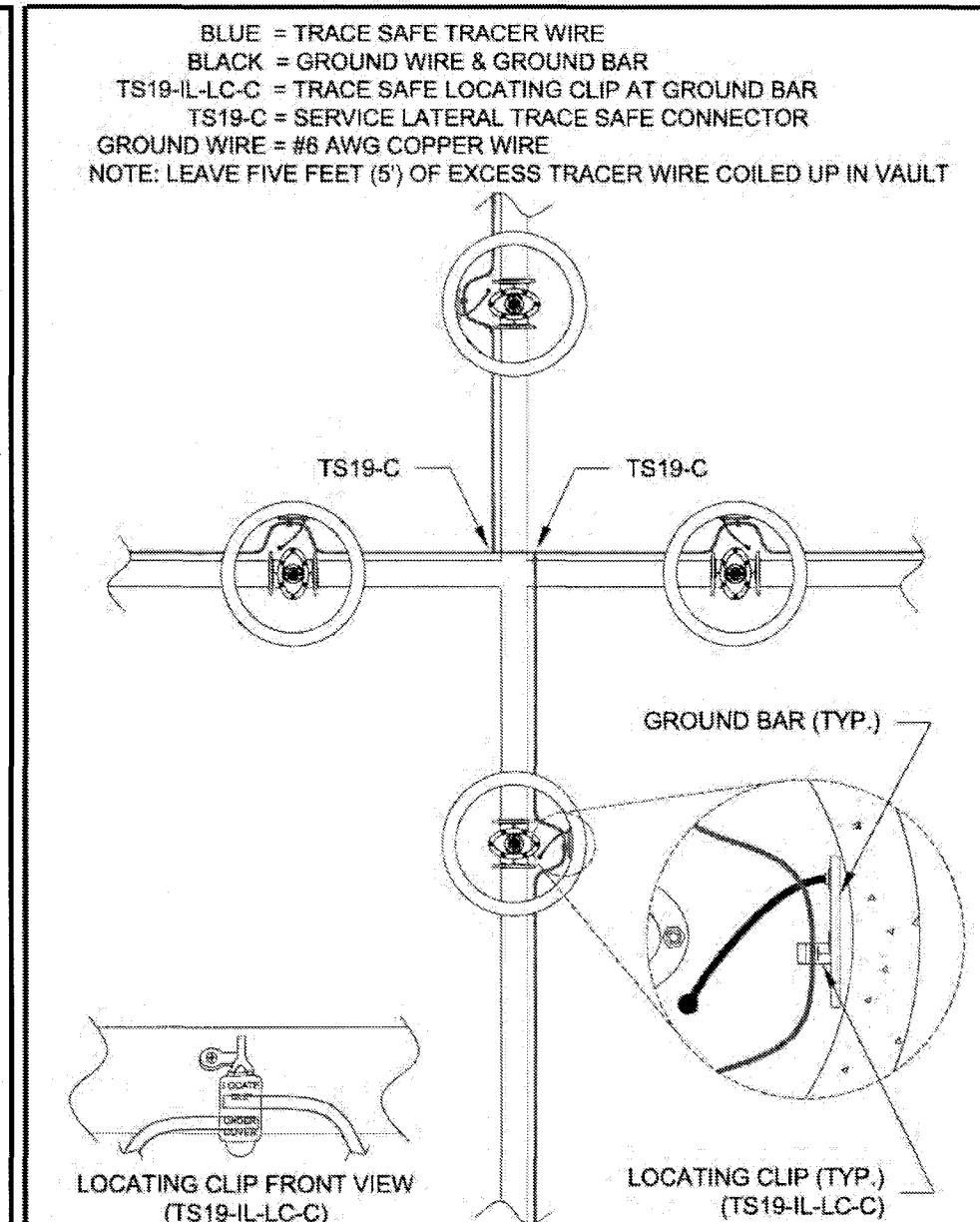


WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

TEMPORARY END OF LINE BLOW-OFF ASSEMBLY

01/01/14

W-11

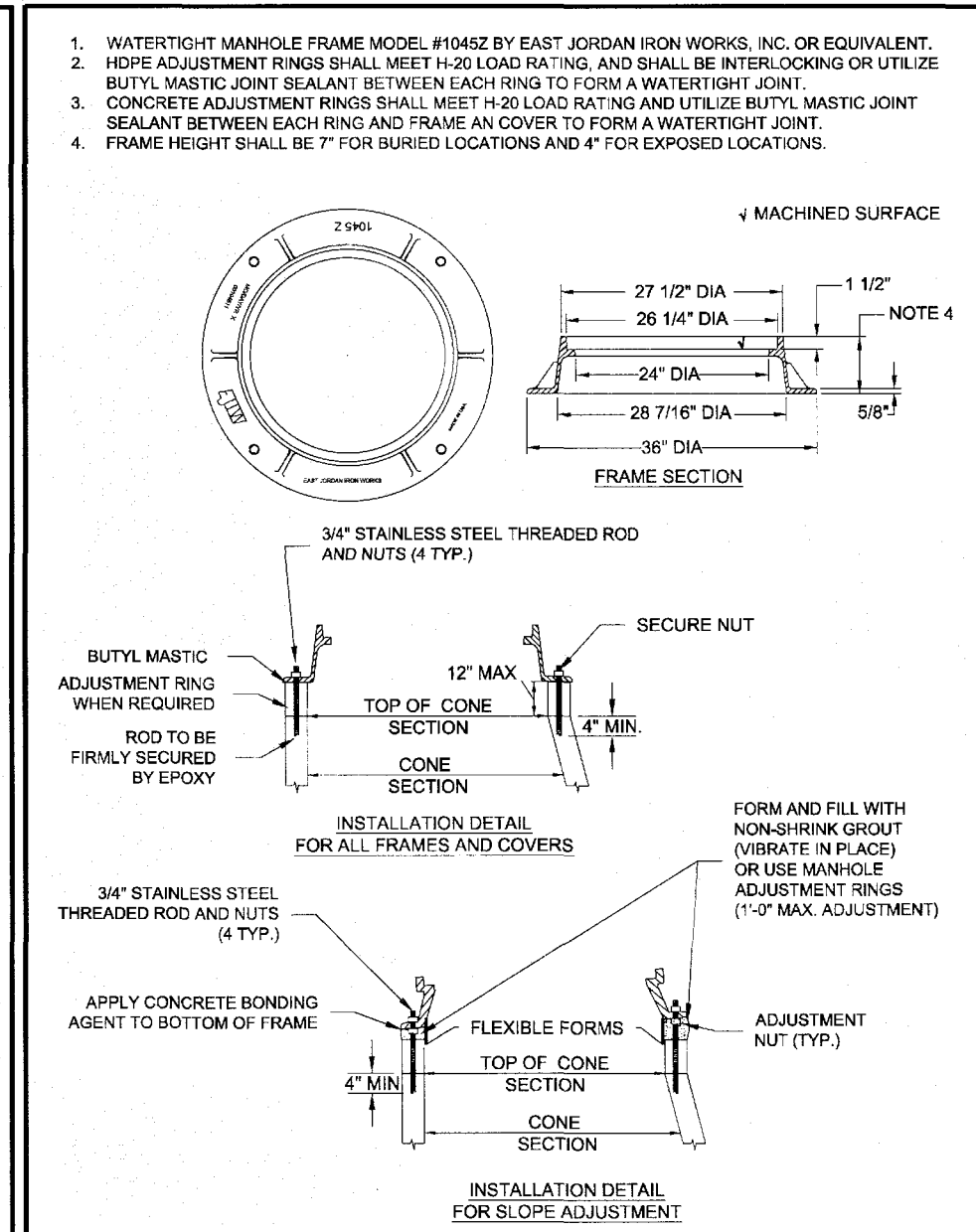


WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

TRACER WIRE SAMPLE TEE/CROSS INTERSECTION

09/09/15

G-4A

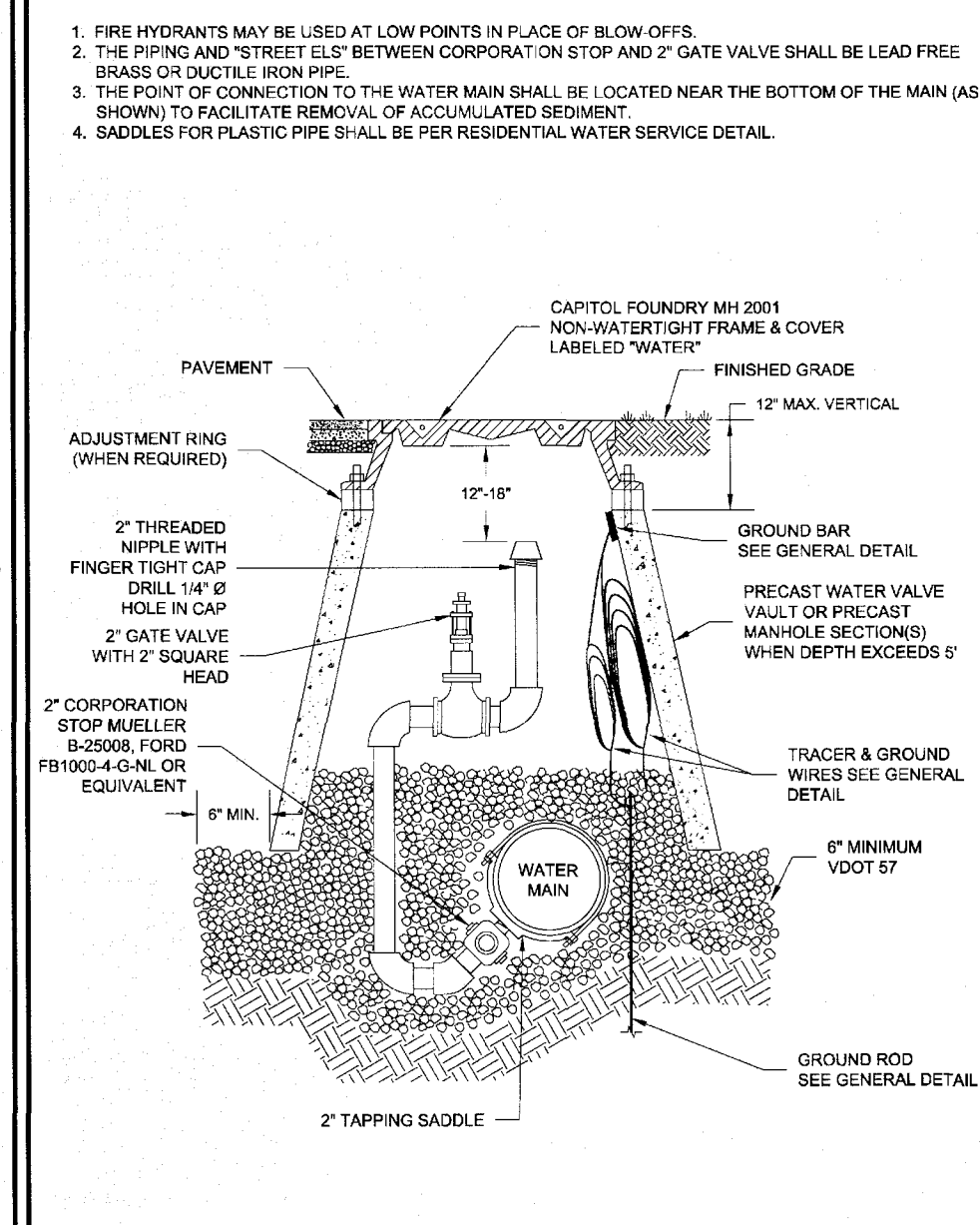


WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

WATERTIGHT MANHOLE FRAME

01/01/14

S-4

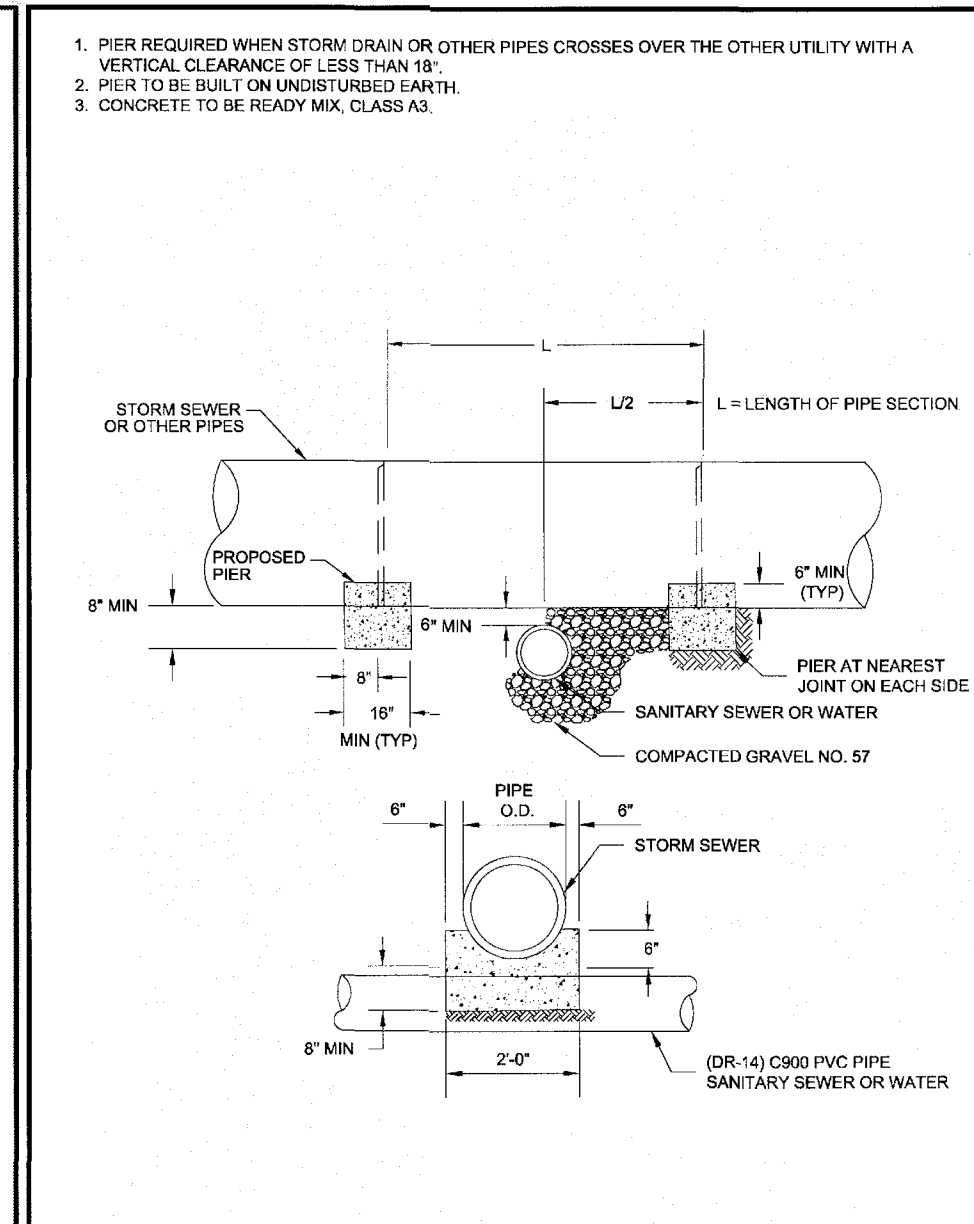


WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

IN-LINE BLOW-OFF ASSEMBLY

02/10/15

W-12

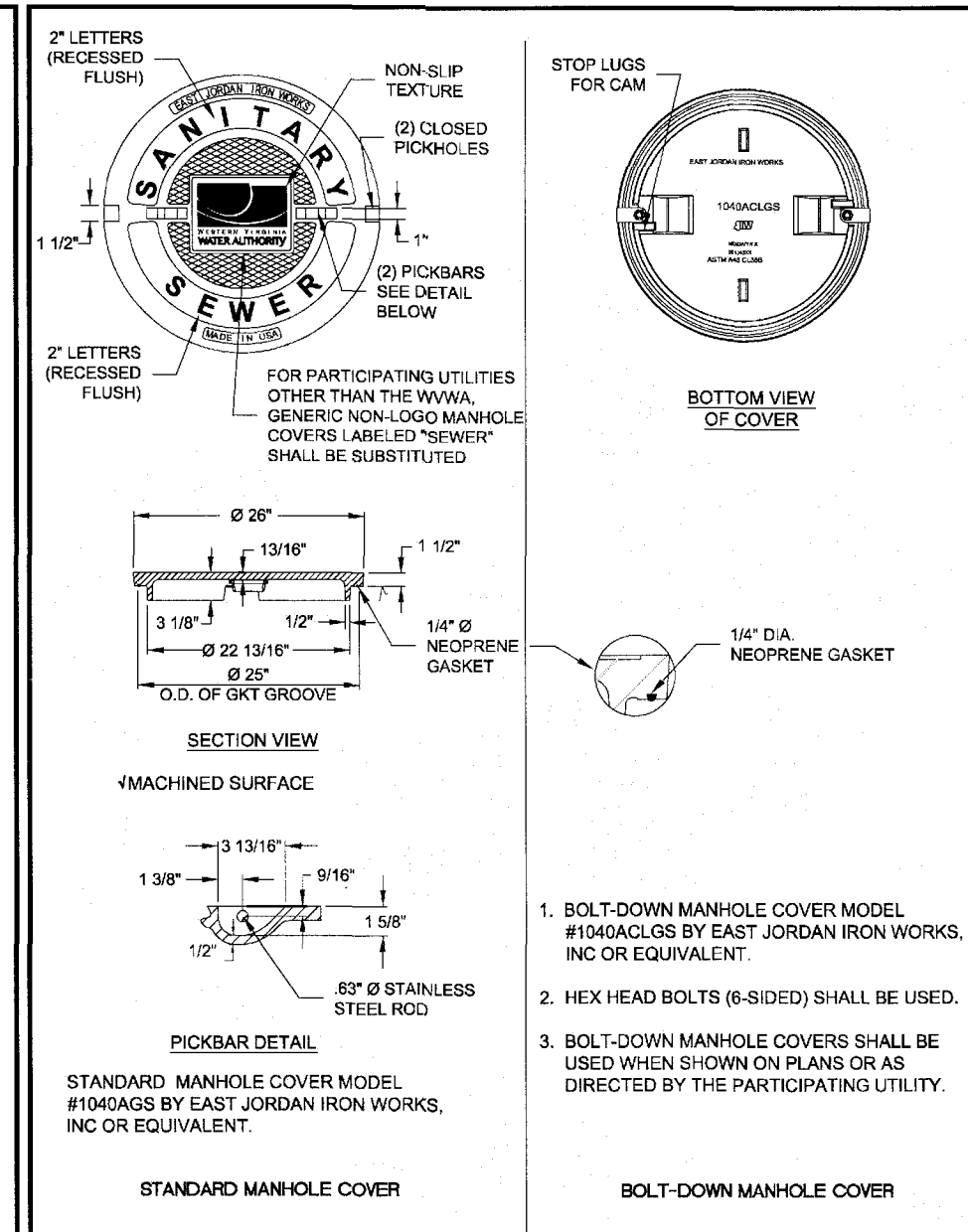


WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

CONCRETE PIER

01/01/14

G-8

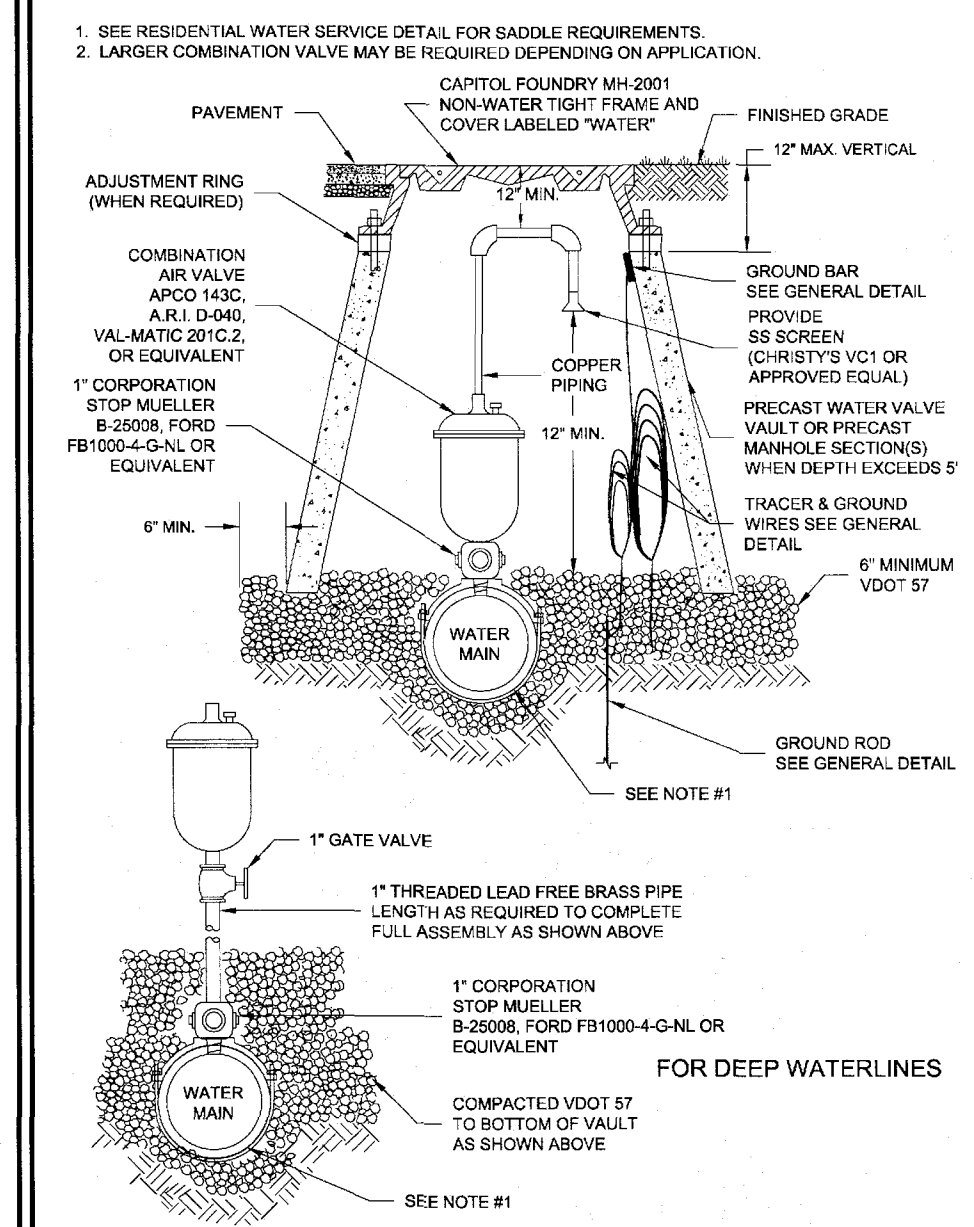


WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

WATERTIGHT MANHOLE COVER

01/01/14

S-5

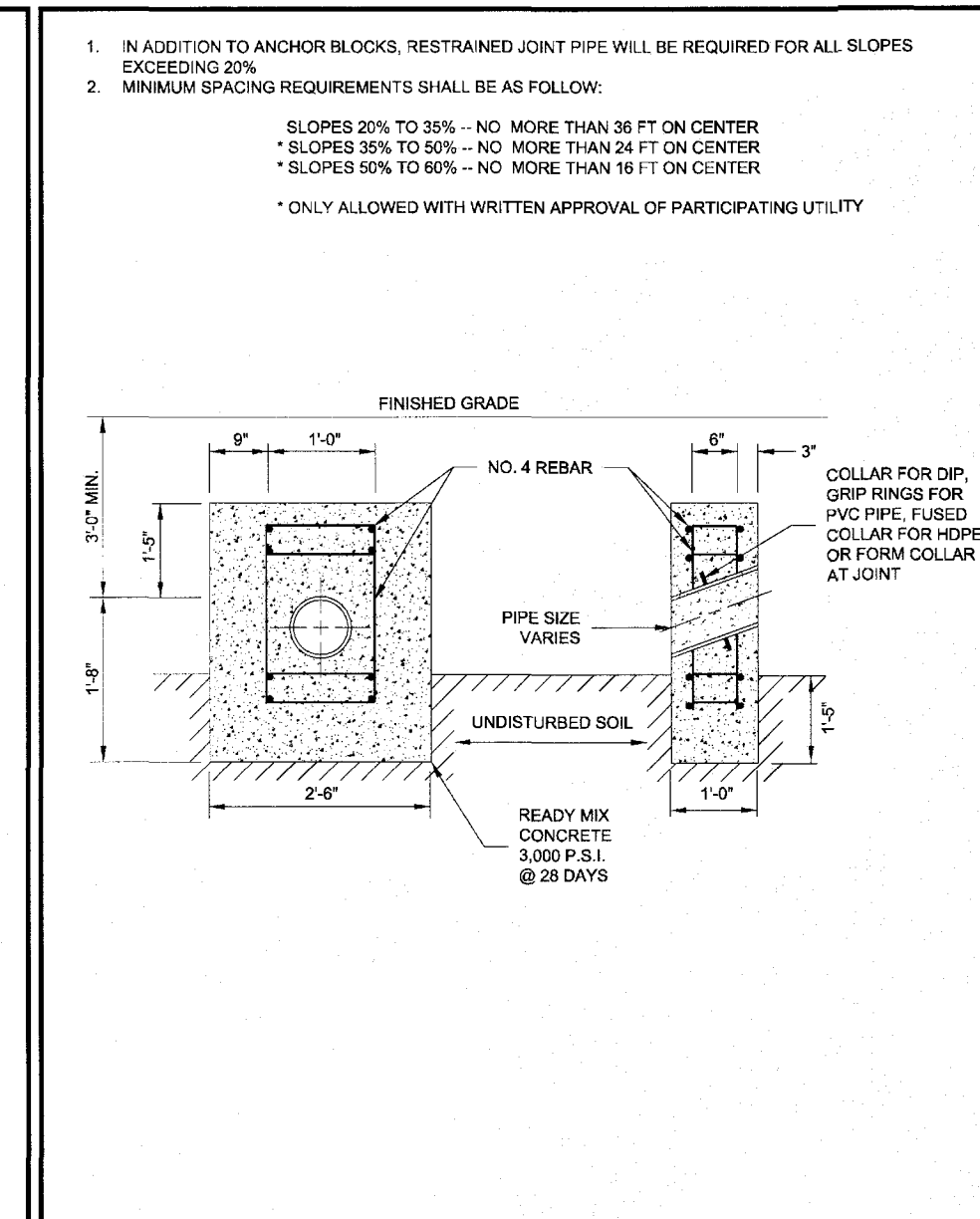


WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

COMBINATION AIR VALVE ASSEMBLY

02/10/15

W-13

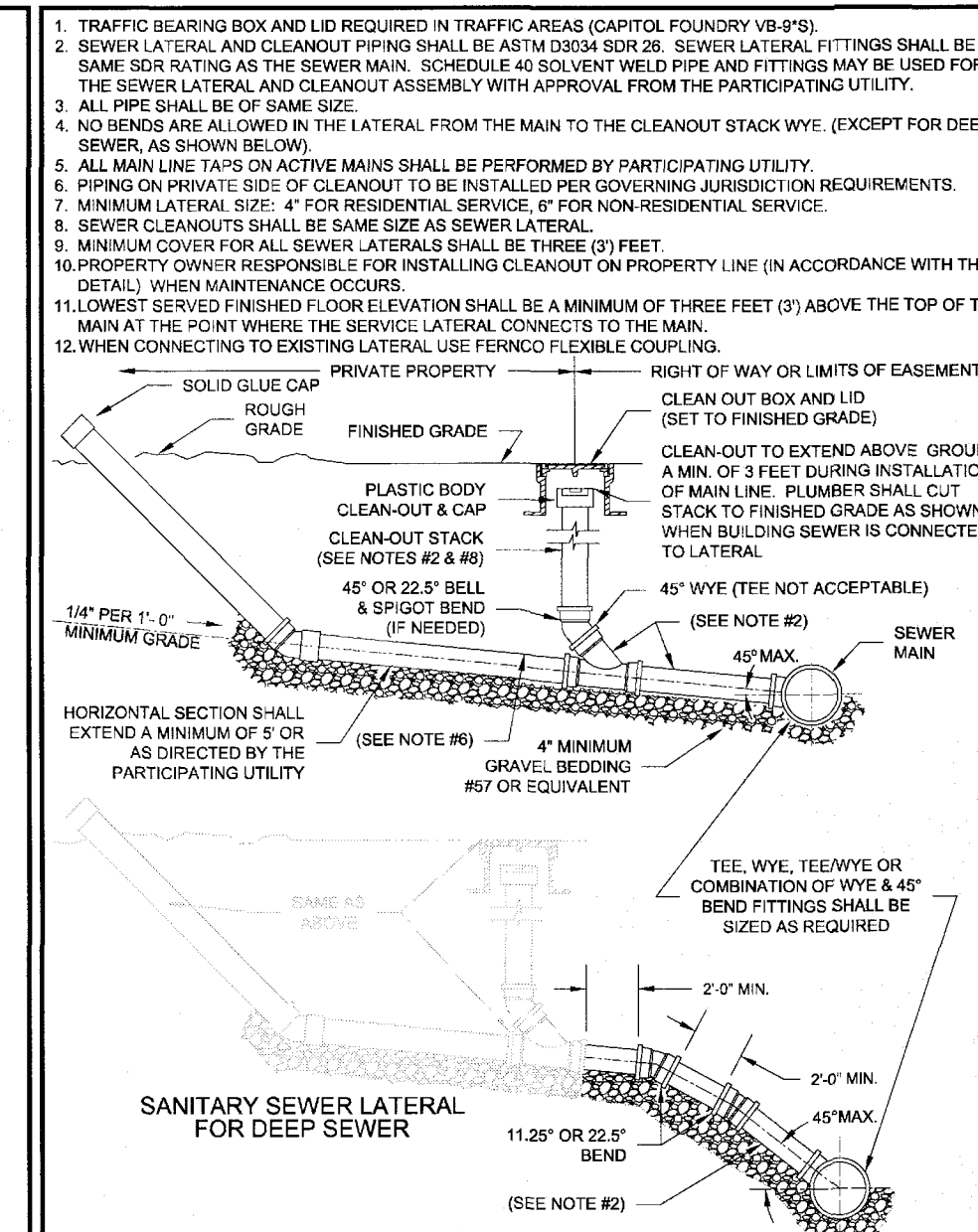


WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

ANCHOR BLOCK

01/01/14

G-10

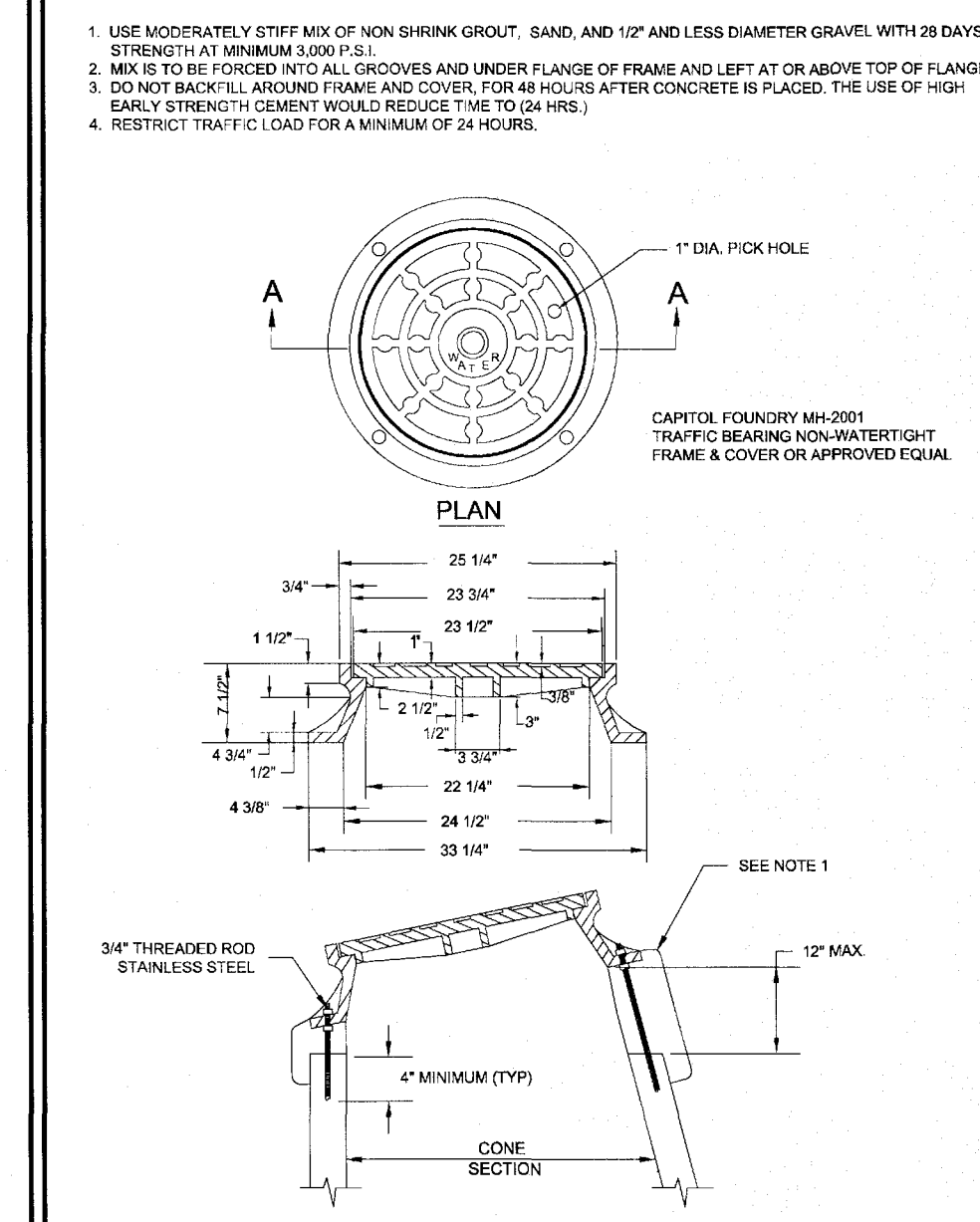


WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

SANITARY SEWER LATERAL

01/01/14

S-6

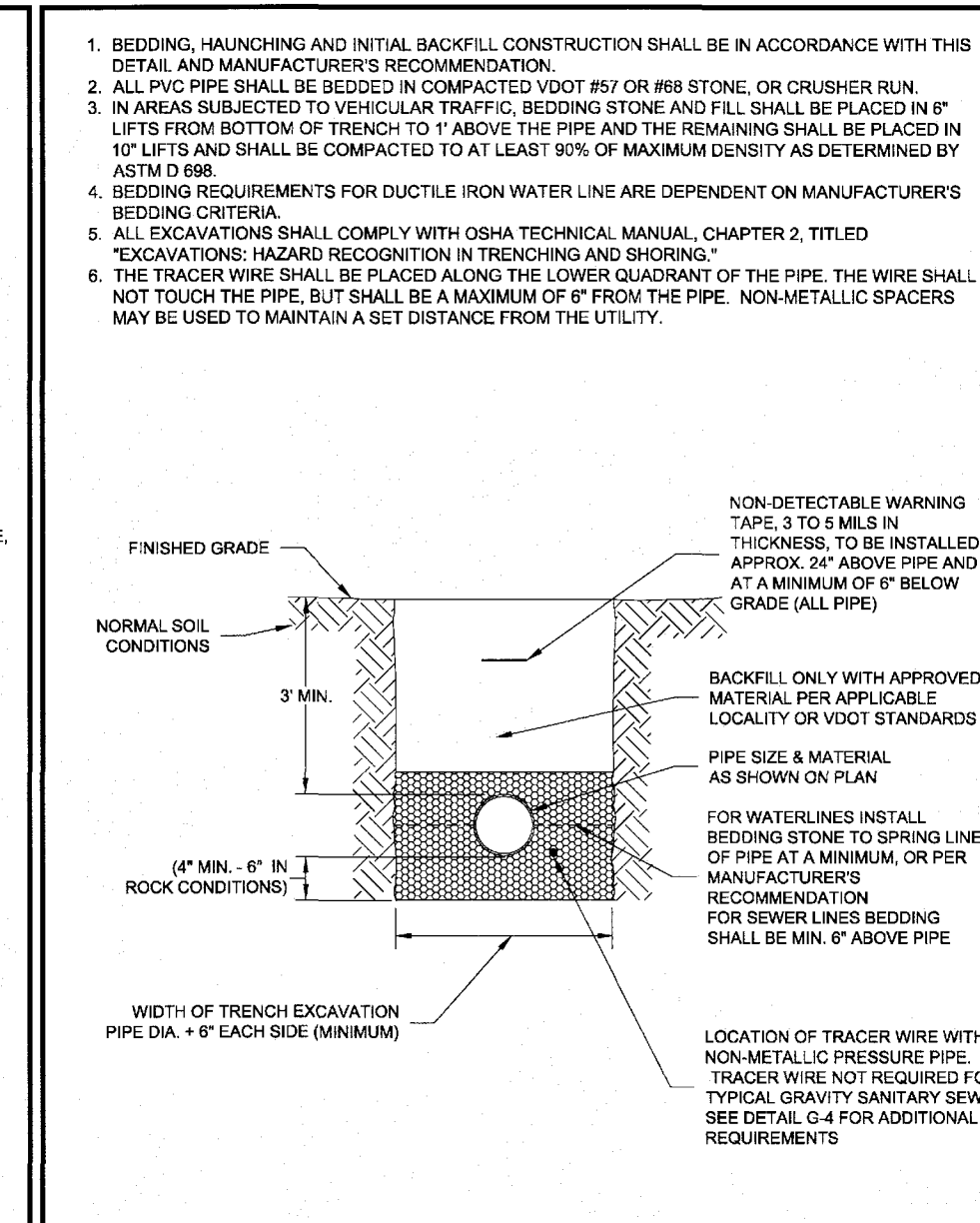


WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

VAULT FRAME AND COVER

01/01/14

W-16

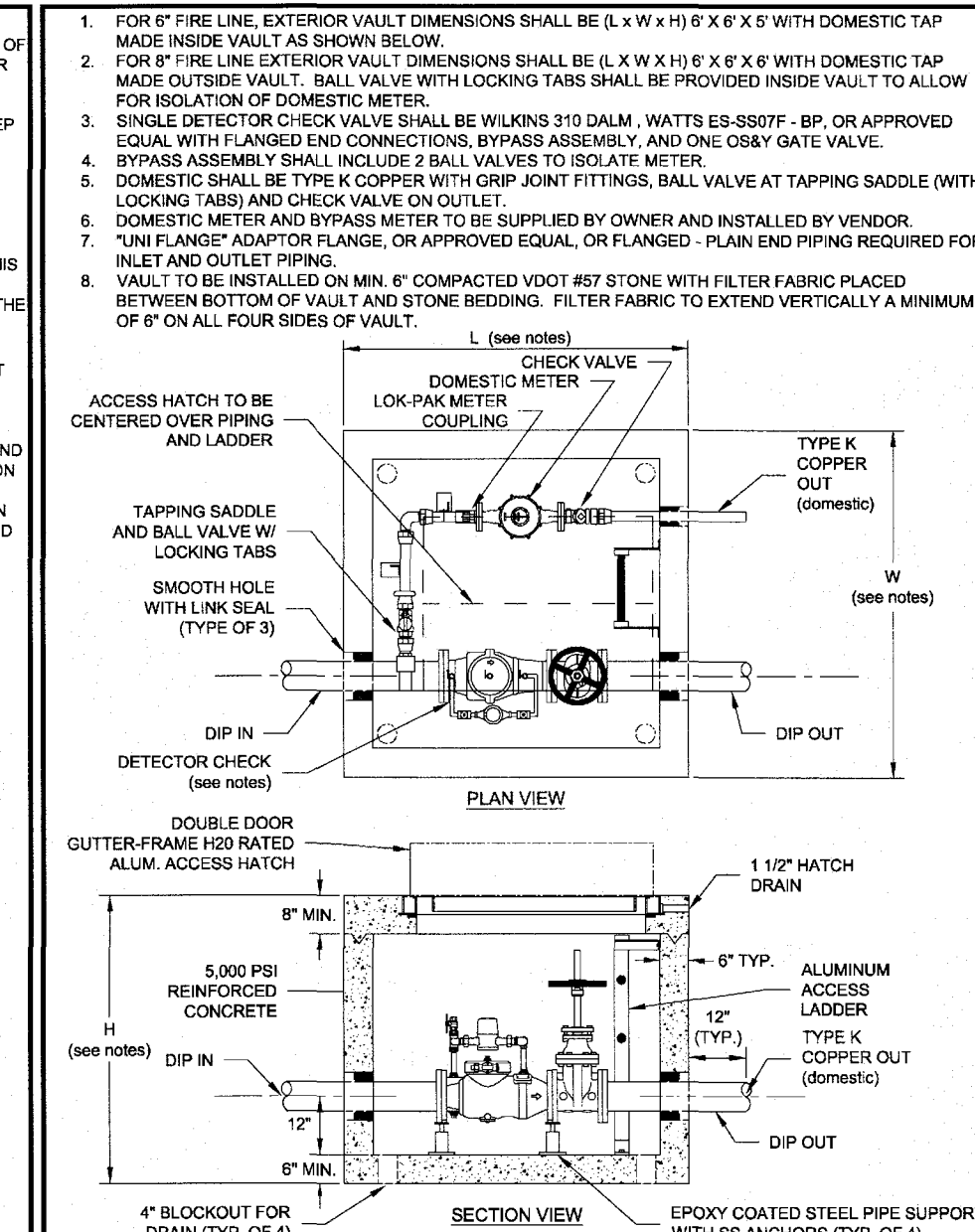


WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

BEDDING AND BACKFILL OUTSIDE OF PAVED AREAS

08/01/15

G-11

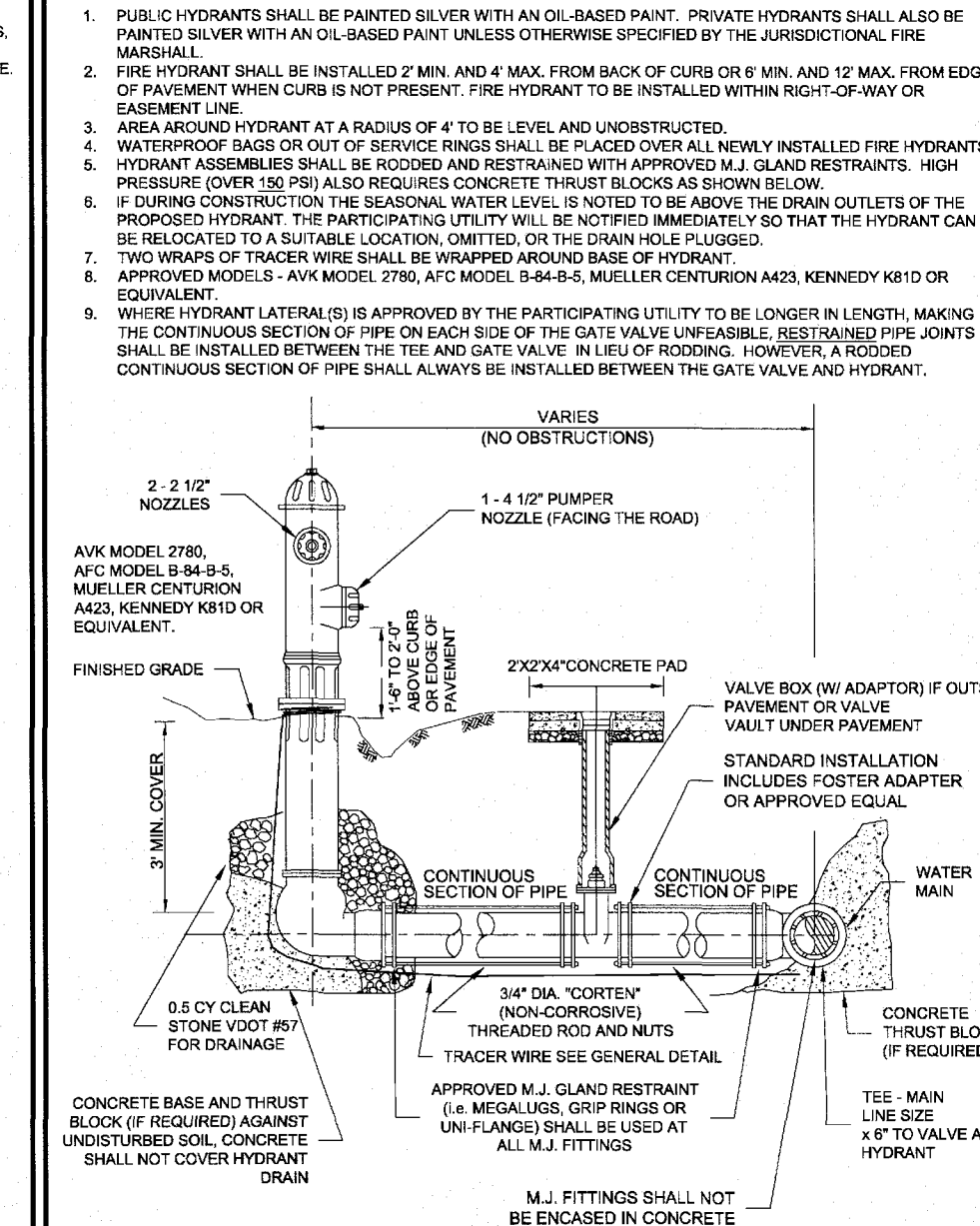


WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

COMMERCIAL METER VAULT

02/10/15

W-7

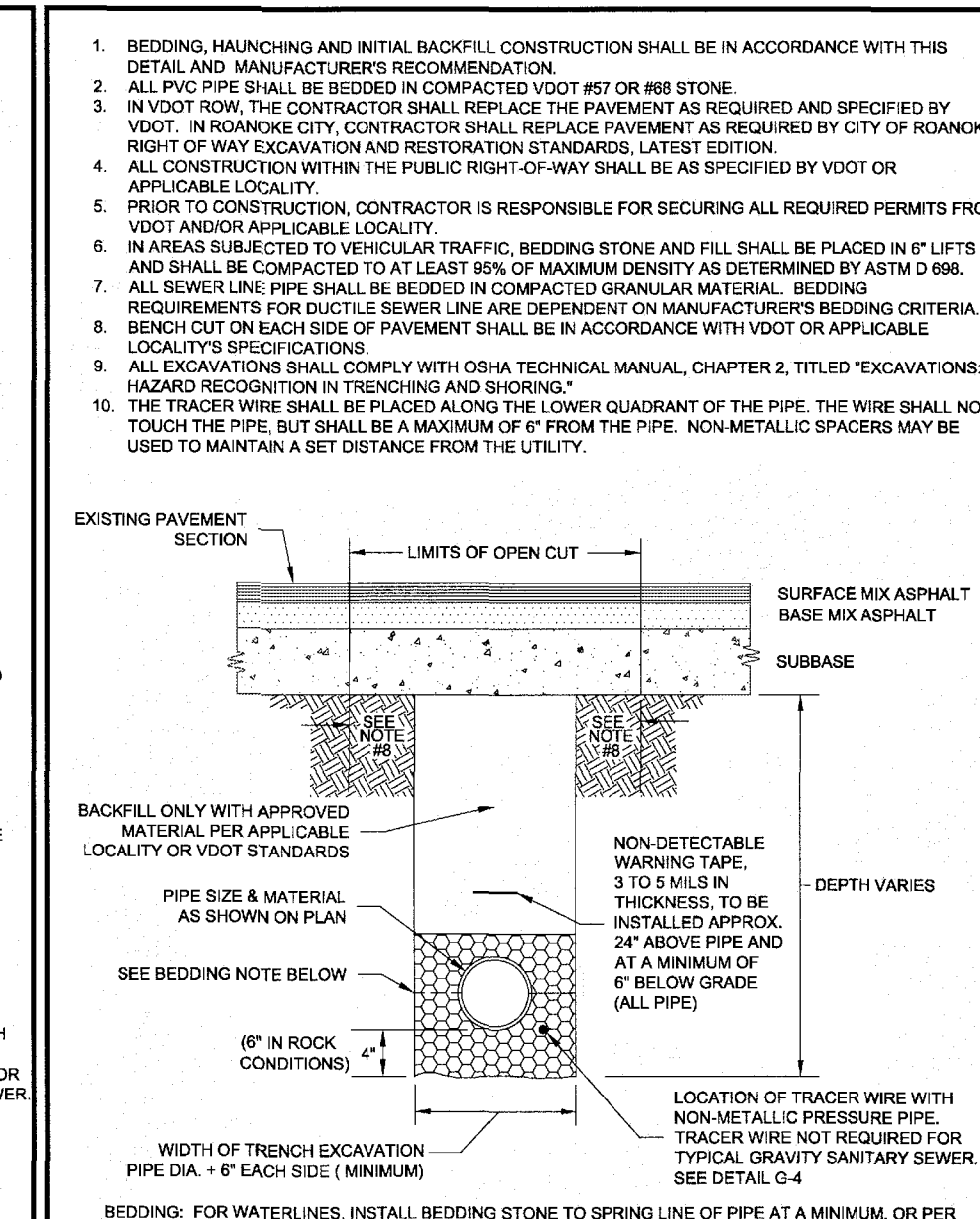


WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

FIRE HYDRANT ASSEMBLY

02/10/15

W-17

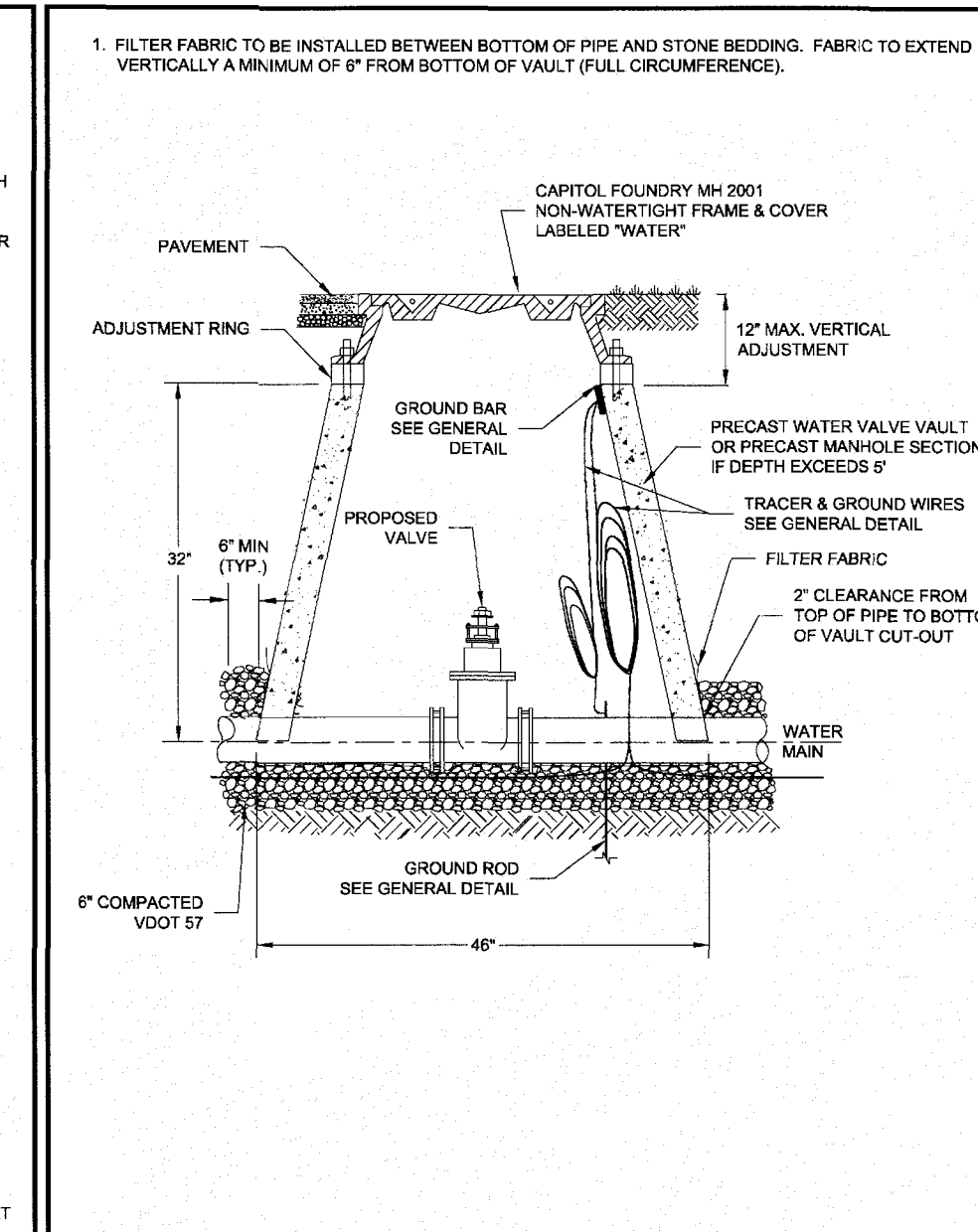


WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

BEDDING AND BACKFILL UNDER PAVEMENT AND IN RIGHT-OF-WAY

08/01/15

G-12

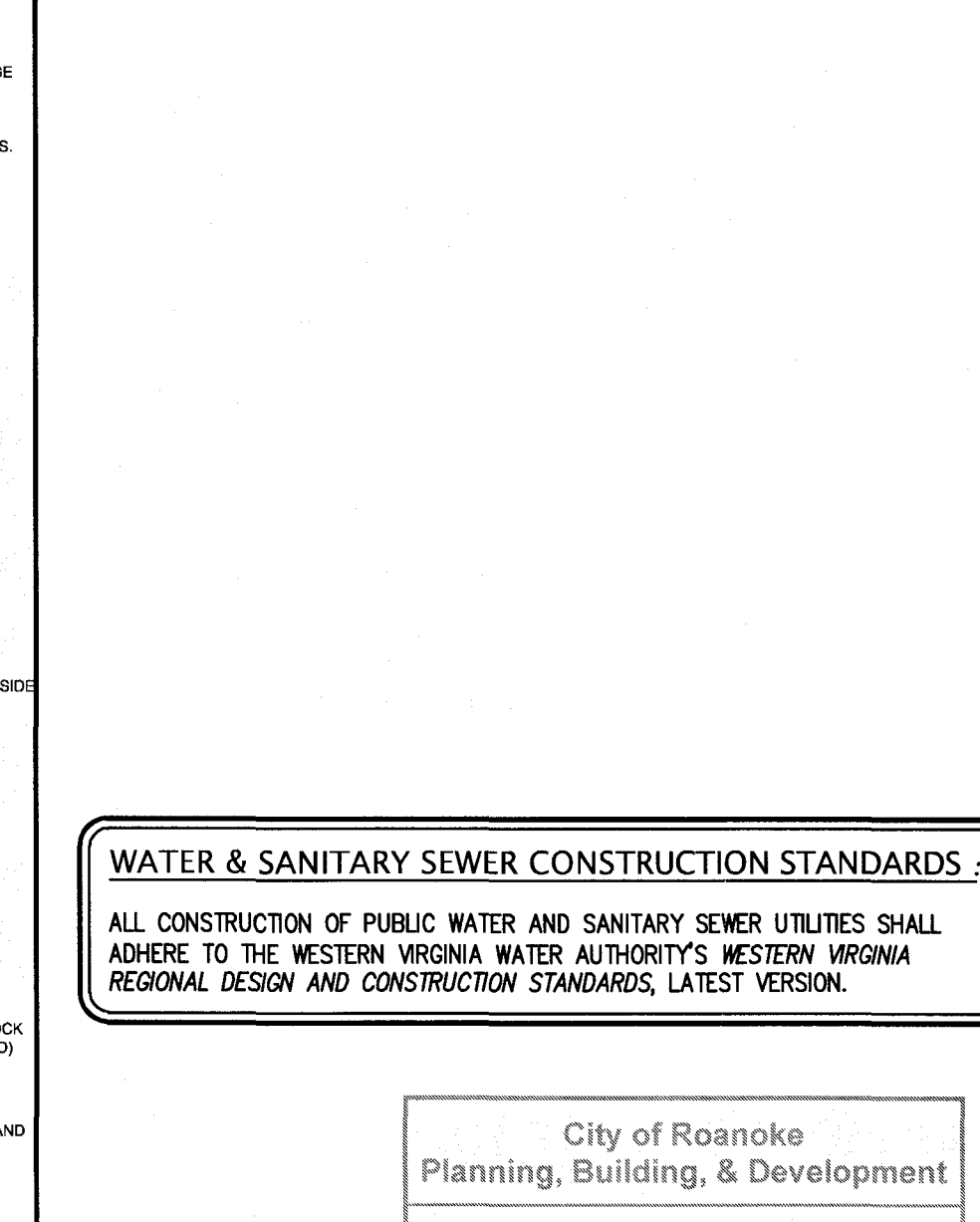


WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

WATER LINE VALVE & V-JOINT

01/01/14

W-9



WESTERN VIRGINIA REGIONAL - CONSTRUCTION DETAIL

TEMPORARY END OF LINE BLOW-OFF ASSEMBLY

01/01/14

W-11

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

1664 BRAMBLETON AVENUE  
P.O. BOX 20669  
ROANOKE, VIRGINIA 24018

PHONE: (540) 774-4411  
FAX: (540) 772-9441  
E-MAIL: MAIL@LUMSDENPC.COM

COMMONWEALTH OF VIRGINIA  
HOWARD P. BOGGS, II  
Lic. No. 000930  
6/23/17

COMPREHENSIVE DEVELOPMENT PLAN FOR  
PHEASANT RIDGE ASSISTED LIVING  
PREPARED FOR  
SMITH/PACKETT MED-COM, L.L.C.  
SITUATED AT 4414 PHEASANT RIDGE ROAD, SW  
CITY OF ROANOKE, VIRGINIA

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: June 23, 2017

SCALE: NO SCALE

COMMISSION NO. 16-218

SHEET 19 OF 19

City of Roanoke  
Planning, Building, & Development  
COMPREHENSIVE DEVELOPMENT PLAN

APPROVED  
by Adrian Gilbert 08/17/2017