WATERLINE IMPROVEMENTS: FIRE NOTES FIRE HYDRANT FLOW DATA: GENERAL SITE NOTES: 1. G.C. SHALL PROVIDE ALL MATERIALS REQUIRED FOR THE PROPOSED WATERLINE INCLUDING THE TAPPING 1. G.C. SHALL PROVIDE A 3200 SERIES OR ABOVE KNOX BOX AT THE MAIN ENTRY DOOR PER THE FIRE MARSHALL'S OFFICE AND SLEEVE AND VALVE. WVWA TO PERFORM THE ACTUAL TAP ON THE EXISTING 12" WATERLINE. A KNOX ELEVATOR/LOBBY BOX AT THE PROPOSED ELEVATOR. CONTACT THE FIRE MARSHALL'S OFFICE AT 540-853-2795 FOR 1. G.C. TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED 1. PROPOSED FIRE HYDRANT (WILLIAMSON ROAD) ORDERING INFORMÁTION. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS ON SPECIFIC MOUNTING LOCATIONS, ETC. STATIC: 90 PSI 2. G.C. SHALL PROVIDE A WATER VAULT WITH 4" FIRE SERVICE, 1.5" DOMESTIC WATER METER, 2" DOMESTIC RESIDUAL: 75 PSI 2. THE PROPOSED BUILDING SHALL HAVE SPRINKLER SERVICE. G.C. SHALL BE RESPONSIBLE FOR PROVIDING A P.I.V., FIRE WATERLINE PER WVWA STANDARD VAULT DETAILS. 2. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, W.V.W.A., AND FLOW AT 20 PSI: 5,742 GPM DEPARTMENT CONNECTION, KNOX BOXES, AND IN-GROUND WATER VAULT FOR THE DOMESTIC WATER METER, AND DOUBLE DETECTOR CITY OF ROANOKE PLANNING, BUILDING, AND DEVELOPMENT DEPARTMENT. G.C SHALL OBTAIN A RIGHT OF WAY CHECK FOR THE FIRE SERVICE. 3. ALL PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE RESTORED BASED ON THE CITY OF ROANOKE PERMIT FROM THE CITY OF ROANOKE PRIOR TO ANY WORK WITHIN THE CITY OF ROANOKE R.O.W. 2. EXISTING FIRE HYDRANT (WILLIAMSON ROAD) RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS. REFLECTING TOMORRO\ WVWA ID:11931 3. A FIRE HYDRANT SHALL BE LOCATED WITHIN 250' IF THE DEVELOPMENT IS AN S-1 OR S-2 USE GROUP. www.balzer.cc STATIC: 91 PSI 3. GENERAL CONTRACTOR TO FIELD VERIFY PAVEMENT TIE IN LOCATIONS/ELEVATIONS AND ENSURE THAT SANITARY SEWER IMPROVEMENTS: RESIDUAL: 80 PSI POSITIVE DRAINAGE AWAY FROM THE PROPOSED BUILDING IS MAINTAINED THROUGHOUT THE SITE. 4. ALL F, H, M, AND S USE GROUPS OVER 20,000 SF SHALL PROVIDE 2,750 GPM. FLOW AT 20 PSI: 3,897 GPM 1. 6" SANITARY SEWER LATERAL SHALL BE PROVIDED FROM THE EXISTING MANHOLE TO THE BUILDING. SLOPE Roanoke 5. EACH FIRE DEPARTMENT CONNECTION (FDC) IS REQUIRED TO HAVE A KNOX BOX LOCKING CAP INSTALLED WITH SINGLE 5" **New River Valley** 4. ANY PAVEMENT TO REMAIN THAT IS DISTURBED OR DESTROYED DURING THE CONSTRUCTION PROCESS SHALL STORZ COUPLING AND A 30° ELBOW. PLEASE CALL THE NUMBER LISTED ABOVE IN NOTE #1, OR VISIT WWW.KNOXBOX.COM FOR Richmond BE REPAIRED/REPLACED AS NECESSARY TO PRE-CONSTRUCTION CONDITIONS AT NO COST TO THE OWNER. 2. G.C. SHALL PROVIDE A FLEXIBLE BOOT AT THE CONNECTION AND CORE DRILL MANHOLE PER WVWA ORDERING INFORMATION. Staunton 5. ALL BUILDING DIMENSIONS AND UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL Harrisonburg PLANS. ESIDENTIAL LAND DEVELOPMENT ENGINEERI SITE DEVELOPMENT ENGINEERING 6. G.C. SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF ROANOKE PRIOR TO ANY CONSTRUCTION LAND USE PLANNING & ZONING WITHIN THE RIGHT-OF-WAY. LANDSCAPE ARCHITECTURE LAND SURVEYING 7. G.C. TO PROVIDE ALL REQUIRED CONDUIT FOR EXTERIOR LIGHTING, ELECTRICAL, TELEPHONE, AND ARCHITECTURE COMMUNICATIONS. ALL UTILITIES TO BE INSTALLED UNDERGROUND. STRUCTURAL ENGINEERING TRANSPORTATION ENGINEERING 8. G.C. SHALL COORDINATE CONCRETE FINISHING AROUND THE PROPOSED DOOR LOCATIONS WITH THE ENVIRONMENTAL & SOIL SCIENCE ARCHITECTURAL PLANS. WETLAND DELINEATIONS & STREAM EVALUATIONS 2 STORY 9. THE SITE CONTRACTOR MUST COORDINATE THE TIMING AND INSTALLATION OF ALL UTILITIES AND MAKE ALL BRICK BUILDING NECESSARY SCHEDULE ARANGEMENTS FOR TEMPORARY OR PERMANENT UTILITIES PER THE PROJECT SCHEDULE. Balzer and Associates, Inc #302 CAMPBELL AVE., S.E 1208 Corporate Circle 10. ALL ROOFTOP OR GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW PER CITY OF ROANOKE ZONING ORDINANCE. THE PERIMETER OF ALL GROUND-MOUNTED EQUIPMENT SHALL BE Roanoke, VA 24018 SCREENED FROM ANY STREET FRONTAGE OR ADJACENT PROPERTY BY A FENCE OR SOLID WALL WITH 60% OR GREATER OPACITY. THE PERIMETER OF ALL ROOFTOP EQUIPMENT THAT WOULD OTHERWISE BE VISIBLE FROM 540-772-9580 — ОНИТІІ —— ANY STREET FRONTAGE SHALL BE SCREENED BY A FENCE OR SOLID WALL WITH 60% OR GREATER OPACITY AT FAX 540-772-8050 LEAST 1/2 THE VERTICIAL HEIGHT OF THE EQUIPMENT FROM THE ADJACENT STREET. TO BE VERIFIED BY SUBMISSION OF A FIELD REVISION TO THE DEVELOPMENT PLAN OR SEPARATE BUILDING PERMIT. 11. G.C. SHALL OBTAIN A SEPARATE SIGN PERMIT FOR ALL ON-SITE AND BUILDING SIGNAGE. IF A FLAGPOLE DISPLAY IS PROPOSED, NOTE THAT ONLY FLAGS TO BE DISPLAYED ARE NATIONAL, STATE, OR OTHER 20' PUBLIC W.L.E. GOVERNMENTAL FLAGS AND INSIGNIAS. INSTRUMENT #11000397 12.THE REFUSE CONTAINER STORAGE AREA MUST MEET ALL REQUIREMENTS SET FORTH IN TABLE 647-1 AND CHRISTOPHER P. BURNS ARTICLE 4. SUPPLEMENTAL REGULATION SECTION OF THE ZONING ORDINANCE. THE HEIGHT OF THE SCREENING MUST BE AT LEAST 12" ABOVE THE TOP OF THE CONTAINER AND THE OPACITY OF THE SCREENING MUST BE A Lic. No.047338 SOLID FENCE MATERIAL. SEE ENCLOSURE AND GATE DETAILS. 12/16/18 13. ALL EXTERIOR LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LIGHTING PLAN AND CUT SHEETS. THE LIGHTING SHALL ALSO BE INSTALLED AND AIMED TO MEET ALL REQUIREMENTS SET FORTH IN SECTION 36.2 DIVISION 2 OUTDOOR LIGHTING. VDOT ST'D CG-6 CURB 14. NO OUTDOOR STORAGE IS PROPOSED AS PART OF THIS PROJECT AT THIS TIME. (TAPER AS REQ'D) PUBLIC ROW PVMT. I. G.C. SHALL COORDINATE THE EXACT SANITARY SEWER, WATER, AND STORM SEWER BUILDING TIE-IN CONC. SW. LOCATIONS WITH THE ARCHITECTURAL PLANS. REPLACEMENT VDOT ST'D 2. ALL UTILITY SERVICE LATERALS OR LINES, INCLUDING ELECTRIC, SHALL BE INSTALLED UNDERGROUND PER CG-9D CONC. SECTION 36.2-610. WATER & SEWER CONNNECTIONS SHALL CONFORM TO WVWA UTILITY STANDARDS AND ENTRANCE INTERNATIONAL BUILDING CODE. POLE MOUNTÊD Ø LIGHT (TYP) G.C. SHALL GRIND EX. 3. THE G.C. SHALL COORDINATE TEMPORARY POWER FOR THE PROPOSED BUILDING AS REQ'D. DOWNSPOUT PVMT. MARKINGS &: SEE SHEET DOOR LOCATION LOCATION \D\ REPLACE WITH **GENERAL W.V.W.A. NOTES:** REFLECTIVE TRAFFIC PROPOSED OFFICE BLDG. PAINT FOR NEW LANE 1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST WVWA DESIGN AND CONSTRUCTION CONFIGURATION - VDOT ST'D CG-6 CURB 2. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY IN WRITING AT LEAST (TAPER_AS REQ'D) THREE (3) DAYS PRIOR TO ANY CONSTRUCTION. PLEASE CONTACT MARK SINK AT (540) 537-3460/ ex. EP 3. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY. * FREESTANDIN 4. FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO THE START OF MOUNTED 1 NOTES CONSTRUCTION. FIXTURE TYP (THIS SHT.) 5. 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 PRIMARY ENTRANCE CANNOT BE ACHIEVED ADDITIONAL MEASURES IN ACCORDANCE WITH WVWA STANDARDS SHALL BE ENFORCED. SHALL COORDINATE ℃G-2 CURB W/I 10' OF EX. EXACT UTILITY TIE IN R.O.W. LINE 6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND POTHOLED TO VERIFY LOCATIONS W/ARCH & MEP LOCATIONS. THIS PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING DRAWINGS PRIOR TO VDOT ST'D CG-12B - H.C. PARKING AREA CONSTRUCTION OF EACH CONFLICTS FOUND DURING CONSTRUCTION. W/DET. WARNING 7. REFER TO PLAN SET AND WVWA DETAILS FOR SPECIFIC CONSTRUCTION STANDARDS. SURFACE. SEE SHEET W/SIGNAGE, STRIPING (TYP) C12 FOR DETAILS BLDG. MTD. SIGN W.V.W.A. WATER NOTES: ASSOCIATED W/THIS *KNOX BOX SHALL 1. ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA BE PROVIDED AT /R)X(HT RETAINING WALL WATER AUTHORITY. FRONT DOOR WVWA ESMI ÓNLY SIGNAGE W/FENCE TYP. & ELEVATOR 2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER W/STØP SIGN (DESIGN & PERMIT (SEE KNOX BOX NOTES) AUTHORITY DESIGN AND CONSTRUCTION STANDARDS. BY OTHERS) SEE WL 3. .G.C. SHALL PROVIDE 5 DAYS NOTICE TO THE WVWA FOR ANY ANTICIPATED WATER OUTAGE TO ALLOW THE WVWA TIME TO NOTES SCHEDULE AND NOTIFY AFFECTED CUSTOMERS. (540) 537-3460 (THIS SHT.) 4. CONTRACTOR TO FURNISH AND INSTALL TAPPING SLEEVE AND VALVE, TAP TO BE MADE BY WVWA. CONTRACTOR SHALL VDOT ST'D BE RESPONSIBLE FOR EXCAVATION AND SHORING PER OSHA REGULATIONS. existing F.H. -CG-9D CONC. — U.G. ELECTRICAL W.V.W.A. SANITARY SEWER NOTES: W.V.W.A. ID: 11931 ENTRANCE SERVICE BY AEP SCREENED CITY OF BLDG. MOUNTED 0 STATIC: 49,1 PSI 1. ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE ROANOKE 'BIG BLUE'W FDC W/KNOX RESIDUAL: 80 PSI VARIABLE WESTERN VIRGINIA WATER AUTHORITY. PUBLIC ROW WIDTH PUBLIC CONTAINER AREA LOCKING CAPS FLOW AT 20 PSI: PVMT. SEE ARCH./MEP -- PUBLIC ROW¹² 4\$"RCP — **3,897**"R**GPM** ACCESS & W/GATES 2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER DRAWN BY REPLACEMENT PLANS FOR SCREENED COŇC. ŠIĎEWALK MAINTENANCE PVMT. AUTHORITY DESIGN AND CONSTRUCTION STANDARDS. ENCLOSURE & GATES TO MECHANICAL AREA TO BE REPLACED AS EASEMENT REPLACEMENT DESIGNED BY BTC MATCH BLDG. MATERIALS/COLOR REQ'D FOR ELECTRICAL 3. SANITARY SEWER TAP TO EXISTING MANHOLE TO BE MADE BY CONTRACTOR. MANHOLE CONNECTION MUST BE CORED PUBLIC ROW PVMT. SEE DETAIL PSHEETS WITH A BOOT INSTALLED. INSTALLATION "ŢO MATCH" CHECKED BY BTC FOR ADDITIONAL INFO. & SIDEWALK EXISTING S REPLACEMENT TO WILLIAMSON ROAD, S.E. — R/W VARIES 10/24/2018 MATCH EXISTING 8"SAN 8"SAN 6 1'=20' SCALE 15"RCP 15"RCP 15"RCP 15"RCP 15"RCP 15"RCP **REVISIONS:** 11/16/2018 PUBLIC F.H ASSEMBLY 12/16/2018 マ STATIC: 90 PSI RESIDUAL: 75 PSĪ FLOW AT 20 PSI: 5,742 GPM BEL City of Roanoke Planning, Building, & Developmen COMPREHENSIVE DEVELOPMENT PLAN * WORK IN THE PUBLIC RIGHT OF WAY AREA SHALL ? BE PERFORMED PER THE CITY OF ROANOKE RIGHT OF APPROVED SHEET NO WAY EXCAVATION & RESTORATION STANDARDS. G.C. SHALL OBTAIN A R.O.W. EXCAVATION PERMIT PRIOR TO by blkr1 01/25/2019 SCALE: 1" = 20'ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.