



GENERAL
PHYSICAL IMPROVEMENTS SHOWN SOLID HEREON ARE TO BE REMOVED DURING PHASE ONE CONSTRUCTION, COORDINATE WITH REMAINING SHEETS FOR NEW IMPROVEMENTS, UTILITIES AND STORM DRAIN.

EXCEPT AS OUTLINED HEREIN, ALL EXISTING PHYSICAL IMPROVEMENTS WITHIN LIMITS OF WORK SHALL BE REMOVED IN THEIR ENTIRETY FROM THE SITE. SEE SHEET C1.2 FOR GENERAL DEMOLITION NOTES.

POWER
THE EXISTING TRANSFORMER FOR TRC IS LOCATED AT THE INTERSECTION OF THE NORTHERN AND EASTERN WINGS. THIS TRANSFORMER IS FED UNDERGROUND FROM A POLE LOCATED ON THE WESTERN SIDE OF ALLEGHANY DRIVE, AT THE SOUTHERN INTERSECTION WITH BOWLING DRIVE. IT IS REQUIRED TO INSTALL A NEW TRANSFORMER AND FEED FOR THE ENTIRE TRC / NEW SKILLED CARE FACILITY.

IT IS PLANNED TO INSTALL A NEW PRIMARY FROM ALLEGHANY DRIVE TO A NEW TRANSFORMER TO BE PLACED NEAR THE EXISTING PEDESTRIAN CONNECTOR WALK. BEFORE THIS CAN OCCUR, A NEW, DEEP STORM DRAIN SYSTEM MUST BE INSTALLED, SEE SHEETS C6.1 & PROFILE SHEET C7.1

WATERLINE
IT WILL BE REQUIRED TO RECONFIGURE A PORTION OF THE EXISTING 6" FIRE LINE THAT CURRENTLY FEEDS THE WESTERN END OF THE RRCC BUILDING. THIS WILL BE ACCOMPLISHED BY MAKING A NEW INTERCONNECTION FROM THE EXISTING COURTYARD TO THE EXISTING RISER IN THE WESTERN END OF RRCC. SEE SHEET C6.1. ALSO, THE EXISTING FIRE HYDRANT LOCATED WEST OF THE EXISTING CONNECTOR WALK WILL BE RELOCATED TO THE COURTYARD AREA, TO BE FED BY THE RELOCATED FIRE LINE.

SINCE THE EXISTING TRC SPRINKLER SYSTEM IS PRESSURIZED BY A FIRE PUMP IN THE LOWER LEVEL OF THE RRCC BUILDING, AND THE RRCC BUILDING IS TO BE REMOVED AT COMMENCEMENT OF PHASE 2, IT IS REQUIRED TO INSTALL A NEW FIRE PUMP IN THE BASEMENT OF THE TRC BUILDING AND FEED THIS PUMP WITH A NEW 6" FIRE MAIN, SEE SHEET C6.1. SPRINKLER AND DOMESTIC WATER FOR THE NEW PHASE 1 SKILLED CARE BUILDING WILL BE FED INTERNALLY FROM THE TRC BUILDING.

RECORD DRAWINGS INDICATE AN EXISTING YARD HYDRANT LOCATED SE OF EASTERN RRCC WING, REMOVE AND CAP / PLUG 3" WATERLINE AS REQUIRED.

SANITARY SEWER
IN AREA OF NEW LINK:
THERE ARE 3 SANITARY CONSIDERATIONS IN THIS AREA:
A LATERAL UNDER RETAINING WALL FROM CHAPEL, WHICH CAN BE REMOVED / ABANDONED UPON CHAPEL REMOVAL.
A LATERAL FROM THE SOUTHERN TIP OF TRC, TO BE INTERCONNECTED WITH THE NEW INTERIOR BUILDING SEWER OF THE NEW TOWN CENTER, SEE PLUMBING SHEETS.
A LATERAL FROM THE WESTERN END OF RRCC, WHICH WILL BE INTERCONNECTED IN PHASE ONE TO A NEW PRIVATE SANITARY MAIN TO BE CONSTRUCTED ALONG THE SOUTHERN SIDE OF THE RRCC BUILDING, SEE C6.1 AND C6.2.
A PORTION OF THE EXISTING SANITARY LINE FROM THE SOUTHERN TIP OF THE EASTERN WING OF RRCC WILL NEED TO BE RELOCATED TO AVOID CONSTRUCTION OF THE NEW "VILLAS" BUILDING, SEE C6.1 AND C6.2.
REMOVE ALL OLD SEWER MANHOLES / LINES THAT ARE TAKEN FROM SERVICE.

STORM DRAIN
IN AREA OF NEW LINK:
SEE GRADING & STORM DRAIN SHEETS AND NEW STORM DRAIN PROFILES.
A NEW BORED CASING SHALL BE PLACED BELOW THE EXISTING RETAINING WALL AND PEDESTRIAN CONNECTOR TO THE EXISTING COURTYARD. THE CARRIER PIPE IN THIS BORED CASING WILL CONVEY THE RUNOFF FROM THE PROPOSED REDEVELOPMENT NORTH OF THE EXISTING RRCC BUILDING. THERE ARE EXISTING ROOF DRAIN COLLECTORS FROM RRCC AND TRC BUILDINGS THAT WILL REQUIRE INTERCONNECTION WITH THE NEW STORM DRAIN SYSTEM. SEE SHEETS C5.1 AND C5.2
A NEW HOPE STORM DRAIN SYSTEM WILL RUN ALONG SOUTHWEST SIDE OF NEW TOWN CENTER AND IL BUILDING TO A NEW SWM POND.
IN AREA OF TEMPORARY FRONT PARKING LOT
CONVERT EXISTING INLET "102" TO A GRATE INLET.
WE WILL BE PLACING A NEW PHASE ONE STORM MANHOLE ON THE EXISTING 12" STORM DRAIN TO DIRECT IT TO THE SWM POND. INLET "102" AND THE REMAINING 12" STORM PIPE WILL BE REMOVED DURING PHASE TWO.

NATURAL GAS
AS THE EXISTING GAS LINE SERVING TRC IS IN CONFLICT WITH PHASE ONE GRADING AND CONSTRUCTION, A NEW GAS SERVICE LINE WILL BE BROUGHT FROM ALLEGHANY DRIVE TO A NEW GAS METER TO BE PLACED AT THE SOUTHEASTERN TIP OF THE SOUTHERN TRC WING. IT IS REQUIRED TO FIRST INSTALL A DEEP STORM DRAIN SYSTEM THROUGH THIS AREA, SEE PROFILE AND NOTES, SHEET C3.1

TEMPORARY RRCC PARKING AREA
PAVEMENT WITHIN TEMPORARY PARKING AND CONTRACTOR AREA TO REMAIN INTACT AS MUCH AS POSSIBLE. AREAS OF EXISTING WALKS AND ISLANDS THAT MUST BE REMOVED TO ACCOMMODATE TEMPORARY PARKING SHALL BE CUT A MINIMUM OF 6" BELOW ADJACENT PAVEMENT, AND SHALL RECEIVE 6" OF COMPACTED 21A BASE STONE AND CHIP & SEAL PAVING. SEE DETAIL SHEET FOR PAVEMENT REQUIREMENTS.
SEE ALSO SHEET C7.4 FOR RESTORATION OF AREAS DISTURBED BY NEW SANITARY SEWER CONSTRUCTION THROUGH EXISTING RRCC AREAS.

UTILITY CORRIDOR NORTH OF RRCC
GIVEN THE DEPTH OF THE NEW STORM DRAIN SYSTEM, THE POTENTIAL DISRUPTION DUE TO TREE / ROOT REMOVAL AND THE PROPOSED EARTHWORK OPERATIONS, IT IS ANTICIPATED THAT THE ACTIVE UTILITIES WITHIN THE LIMITS OF PHASE ONE DISTURBANCE WILL NEED TO BE RELOCATED.
BASED ON ROUGH MEASUREMENTS, IT DOES APPEAR THAT THE EXISTING FIRE LINE PENETRATION INTO TRC CAN REMAIN DURING PHASE ONE, COORDINATE WITH PLUMBING SHEETS OF BUILDING PLANS.
REVISED TO REFLECT WATERLINE AND SANITARY SEWER AS PRIVATE OR PUBLIC

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Scale: 1" = 30'
W.O. 18-0045
Designed: C.L. White
Drawn: C.L. White

Key Plan

PHASE 2

PHASE 1-EXISTING CONDITIONS & SITE DEMOLITION-NORTH

Issues and Revisions:

10/15/2018	1ST SITE SUBMITTAL
11/09/2018	PERMIT SET
12/19/2018	CONSTRUCTION SET
01/24/2019	PER 2ND SITE REVIEW
04/02/2019	ADDENDUM 2

COMMONWEALTH OF VIRGINIA
CORBIN L. WHITE
License No. 23843
04-02-19
PROFESSIONAL ENGINEER

Commission No: 63132-17186
Drawn by:
Checked by:

SHEET

C1.1

30' 0' 30' 60'
1" = 30' GRAPHIC SCALE