

WATER

EXISTING WATERLINES ALONG NORTHERN FACE OF RRCC:
AS OUTLINED ON THE EXISTING CONDITIONS & SITE DEMOLITION SHEETS, THERE ARE NUMEROUS UTILITY LINES ALONG THE NORTHERN FACE OF THE RRCC BUILDING. BASED ON AVAILABLE INFORMATION, IT APPEARS THAT THE EXISTING FIRE SERVICE TO TRC / WESTERN END OF RRCC IS THE FARTHEST TO THE NORTH. AS SUCH, IT WILL BE CRITICAL THAT ALL WORK IN THIS AREA IS PERFORMED WITH RESPECT TO THIS FIRE LINE AND ANY OTHER UNDERGROUND UTILITIES.

SERVICE TO NEW SKILLED CARE WING:

NEW FIRE AND DOMESTIC SERVICES TO THE NEW SKILLED CARE WING WILL BE EXTENDED INTERIOR FROM THE TRC BUILDING. IT IS REQUIRED TO CONSTRUCT A NEW EXTERIOR FIRE LINE TO SERVE NEW FIRE HYDRANTS AS SHOWN HEREIN.

SERVICE TO NEW PHASE ONE IL BUILDINGS

AS SHOWN, NEW FIRE AND DOMESTIC SERVICES FOR THE PHASE ONE TOWN CENTER, IL, AND VILLAS BUILDINGS WILL BE FED FROM THE PRIVATE SIDE OF THE EXISTING 12" METER LOCATED TO THE WEST OF THE MAIN STREET CAMPUS ENTRANCE. THE CONTRACTOR SHALL PERFORM MET-TAPS INTO THE EXISTING 12" LINE WITH A NEW 8" MAIN, WHICH WILL EXTEND THROUGH THE SITE FOR POTENTIAL FUTURE INTERCONNECTION WITH THE EXISTING 6" PUBLIC MAIN IN ALLEGHANY DRIVE. FIRE LINES SHALL FEED FROM THE NEW 8" FOR SPRINKLER AND FIRE HYDRANT CONNECTIONS.

UPON COMPLETION OF THE OPEN-CUT OF KNOWLEDGE ROAD FOR THE NEW WATERLINE INTERCONNECTIONS, THE CONTRACTOR SHALL BACK FILL WITH 21A STONE TO TOP OF ADJACENT PAVING. UPON INITIATION OF CURBING AND PAVING FOR PHASE ONE, THE CONTRACTOR SHALL PROVIDE FULL-DEPTH PAVEMENT REPLACEMENT TO MATCH EXISTING, AND SHALL PROVIDE NEW CURB AND GUTTER TO THE INTO EXISTING ON EITHER SIDE OF WATERLINE INSTALLATION SAW-CUT.

POWER & NATURAL GAS

AS OUTLINED ON THE EXISTING CONDITIONS & DEMOLITION SHEETS, IT IS ANTICIPATED THAT NEW POWER FEEDS / TRANSFORMERS AND NEW NATURAL GAS SERVICE LINES WILL BE REQUIRED FOR ALL NEW PHASE ONE BUILDINGS. AS WELL AS TO THE EXISTING TRC BUILDING. GAS AND ELECTRIC SERVICE RELOCATIONS TO THE TRC BUILDING ARE PROPOSED TO COME FROM ALLEGHANY DRIVE, THROUGH THE CORRIDOR BETWEEN NEW SKILLED CARE AND EXISTING RRCC. SEE SHEETS C5.1 AND C5.2 FOR NEW DEEP STORM DRAIN CONSTRUCTION THAT MUST PRECEDE INSTALLATION OF OTHER NEW UTILITIES IN THIS AREA.

SANITARY SEWER AND WATERLINE CONSTRUCTION

ALL NEW SITE WATERLINE AND SANITARY SEWER CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WESTERN VIRGINIA WATER AUTHORITY.

PROVIDE ISOLATION VALVING, FIRE DEPARTMENT CONNECTIONS, POST INDICATOR VALVES, KNOX BOXES, ETC. TYPICAL OF THIS TYPE OF NEW CONSTRUCTION.

SANITARY SEWER

WORK IN AREA OF NEW LINK / TOWN CENTER / SOUTHERN IL BUILDING:

AS OUTLINED ON THE EXISTING CONDITIONS & SITE DEMOLITION SHEETS, SEE PHASE 1 STORM DRAIN AND SANITARY SEWER PROFILES FOR NEW INTERCONNECTIONS IN THIS AREA.

INTERCONNECTION WITH EXISTING MAIN:

EXTEND NEW SANITARY ALONG WEST SIDE OF TOWN CENTER TO TIE INTO EXISTING MANHOLE NEAR THE STREAM.

SERVICE TO NEW LTC WING

CONSTRUCT A NEW SERVICE LATERAL TO DRAIN INTO THE EXISTING SEWER MAIN LOCATED IMMEDIATELY WEST OF THE NEW LTC WING AS SHOWN.

SERVICE TO NEW VILLAS BUILDING

AS INDICATED ON THE EXISTING CONDITIONS & SITE DEMOLITION SHEETS, A PORTION OF THE EXISTING SERVICE TO RRCC MUST BE RECONSTRUCTED AROUND THE VILLAS SITE, AS SHOWN. CONCURRENTLY, CONSTRUCT A NEW SANITARY LATERAL TO THE TOP OF THE FILL SLOPE AND STUB / CAP FOR VILLAS SEWERAGE.

SERVICE TO EXISTING RRCC

THE EXISTING SANITARY SERVICE TO THE EASTERN WING OF RRCC IS TO REMAIN UNCHANGED DURING THIS PHASE, NORTH OF THE SANITARY RELOCATED AROUND THE VILLAS SITE.

RE-ROUTING EXISTING ON-SITE PUBLIC SANITARY SEWER

AS SHOWN, IT IS REQUIRED TO RE-ROUTE A PORTION OF THE EXISTING PUBLIC SANITARY SEWER IN THE VICINITY OF THE NEW CREEK CROSSING. SEE C7.4 FOR PROFILE OF NEW LINE.

REMOVE ALL OLD SEWER MANHOLES / LINES THAT ARE TAKEN FROM SERVICE.

FIRE / EMS REQUIREMENTS

ALL NEW FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE PROVIDED WITH LOCKING KNOX CAPS AS WELL AS ABOVE GRADE SIGNAGE IDENTIFYING "FDC" IN RED LETTERS ON A WHITE BACKGROUND.

A KNOX BOX WILL BE REQUIRED AT THE MAIN LOCATIONS TO THE NEW BUILDINGS, FOR FIRE DEPARTMENT ACCESS. COORDINATE LOCATION AND KEY REQUIREMENTS WITH ROANOKE COUNTY FIRE MARSHAL.

FIRE LANE MARKINGS AND ABOVE-GRADE SIGNAGE IS REQUIRED, SEE DIMENSIONAL LAYOUT SHEETS

MAINTENANCE RESPONSIBILITIES FOR NEW WATER AND SANITARY SEWER

ALL NEW WATER SYSTEMS FOR THIS PROJECT ARE PRIVATE, AND ARE REQUIRED TO BE MAINTAINED BY THE PROPERTY OWNER.

ALL NEW SANITARY SEWER SYSTEMS FOR THIS PROJECT ARE PRIVATE, AND ARE REQUIRED TO BE MAINTAINED BY THE PROPERTY OWNER, WITH THE EXCEPTION OF RELOCATED PUBLIC LINES AS SHOWN ON SHEET C7.4, WHICH ARE TO BE MAINTAINED BY THE WESTERN VIRGINIA WATER AUTHORITY.

PHASE ONE GREASE INTERCEPTOR REQUIREMENTS

AS SHOWN AT THE EASTERN FACE OF THE NEW TOWN CENTER, A NEW GREASE INTERCEPTOR IS REQUIRED. SEE SHEET C16.6 FOR ENLARGED PLAN AND GREASE INTERCEPTOR DETAILS.

COMPUTED FIRE FLOWS ADDED FOR NEW FIRE HYDRANTS (NOT CLOUDED FOR CLARITY)

CONTRACTOR SHALL POTHOLE EXISTING PRIVATE 8" WATERLINE THAT SERVES THE COTTAGES, TO INVESTIGATE EXISTING COVER CONDITIONS IN AREA OF MARK CUT BETWEEN NEW SKILLED CARE PARKING LOT AND THE WESTERN EDGE OF ALLEGHANY DRIVE. IF EXISTING LINE WILL NOT MAINTAIN 30" OF COVER FROM FINISH GRADE, IT WILL BE REQUIRED TO LAY A PARALLEL DEEPER 8" LINE TO MAINTAIN SAID COVER.

EXISTING WESTERN VIRGINIA WATER VAULT TO REMAIN UNDISTURBED

REVISED TO CHANGE CLEANOUT AT GREASE INTERCEPTOR DISCHARGE TO A SAMPLING MANHOLE. SEE SHEET C16.6 FOR DETAILS

REVISED TO REFLECT SANITARY SEWER AS PRIVATE OR PUBLIC

REVISED TO REFLECT WATERLINES AS PRIVATE OR PUBLIC. ALL NEW WATERLINES AND APPURTENANCES ARE PRIVATE

REVISED LOCATIONS OF NEW 6" FIRE AND 4" WATERLINE AT EASTERN FACE OF THE REHAB CTR. TO COORDINATE WITH PLUMBING SHEETS

DELETE PREVIOUSLY SHOWN MAIN-LINE SANITARY SEWER ALONG THE WESTERN SIDE OF THE TOWN CENTER. SEE NOTES ON PROFILE, SHEET C7.4.

WVWA FIRE HYDRANT 20645
TESTED 2018-08-24
STATIC PRESSURE = 59 psi
FLOW = 919 gpm
RESIDUAL = 38 psi
CALC. FLOW AT 20 psi = 1284 gpm

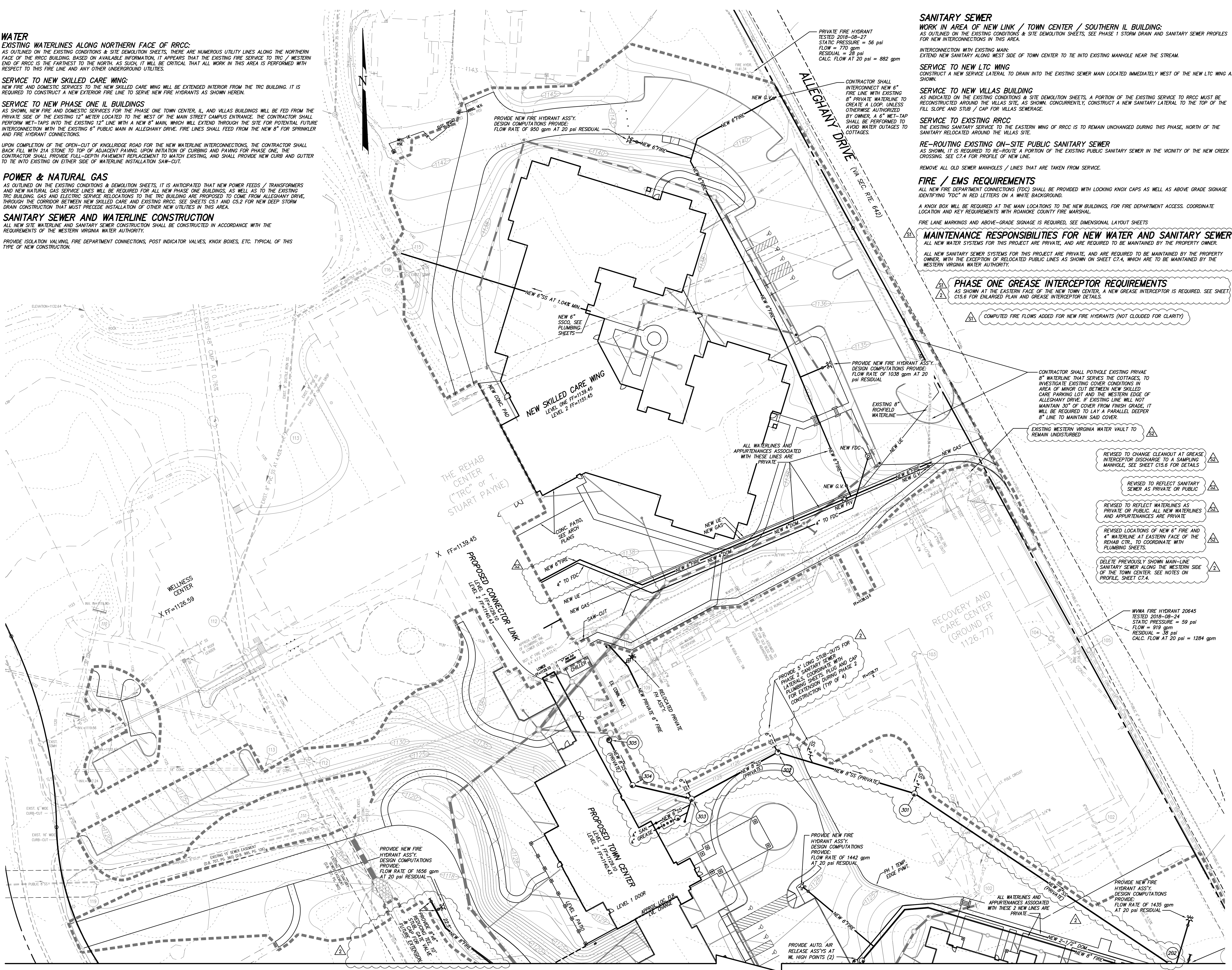
PROVIDE 5' LONG STUB-OUTS FOR PHASE 2 SANITARY SEWER LATERALS. COORDINATE WITH PLUMBING SHOP, PLUG AND CAP FOR EXTENSION DURING PHASE 2 CONSTRUCTION (TYP OF 4)

PROVIDE NEW FIRE HYDRANT ASS'Y. DESIGN COMPUTATIONS PROVIDE:
FLOW RATE OF 1442 gpm AT 20 psi RESIDUAL

PROVIDE NEW FIRE HYDRANT ASS'Y. DESIGN COMPUTATIONS PROVIDE:
FLOW RATE OF 1435 gpm AT 20 psi RESIDUAL

ALL WATERLINES AND APPURTENANCES ASSOCIATED WITH THESE 2 NEW LINES ARE PRIVATE

PROVIDE AUTO. AIR RELEASE ASS'YS AT WL HIGH POINTS (2)



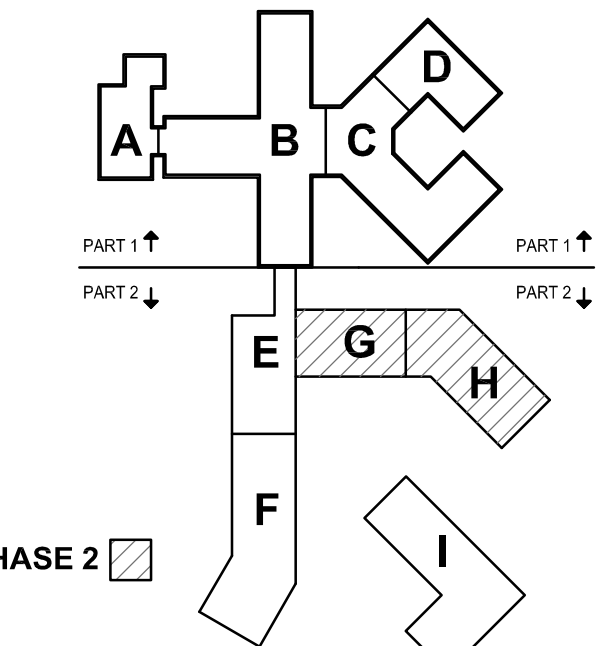
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RICHFIELD LIVING CAMPUS REDEVELOPMENT PART 2 SALEM, VA



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

Key Plan



PHASE 1-SITE UTILITIES PLAN-NORTH

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



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

SHEET

C6.1

