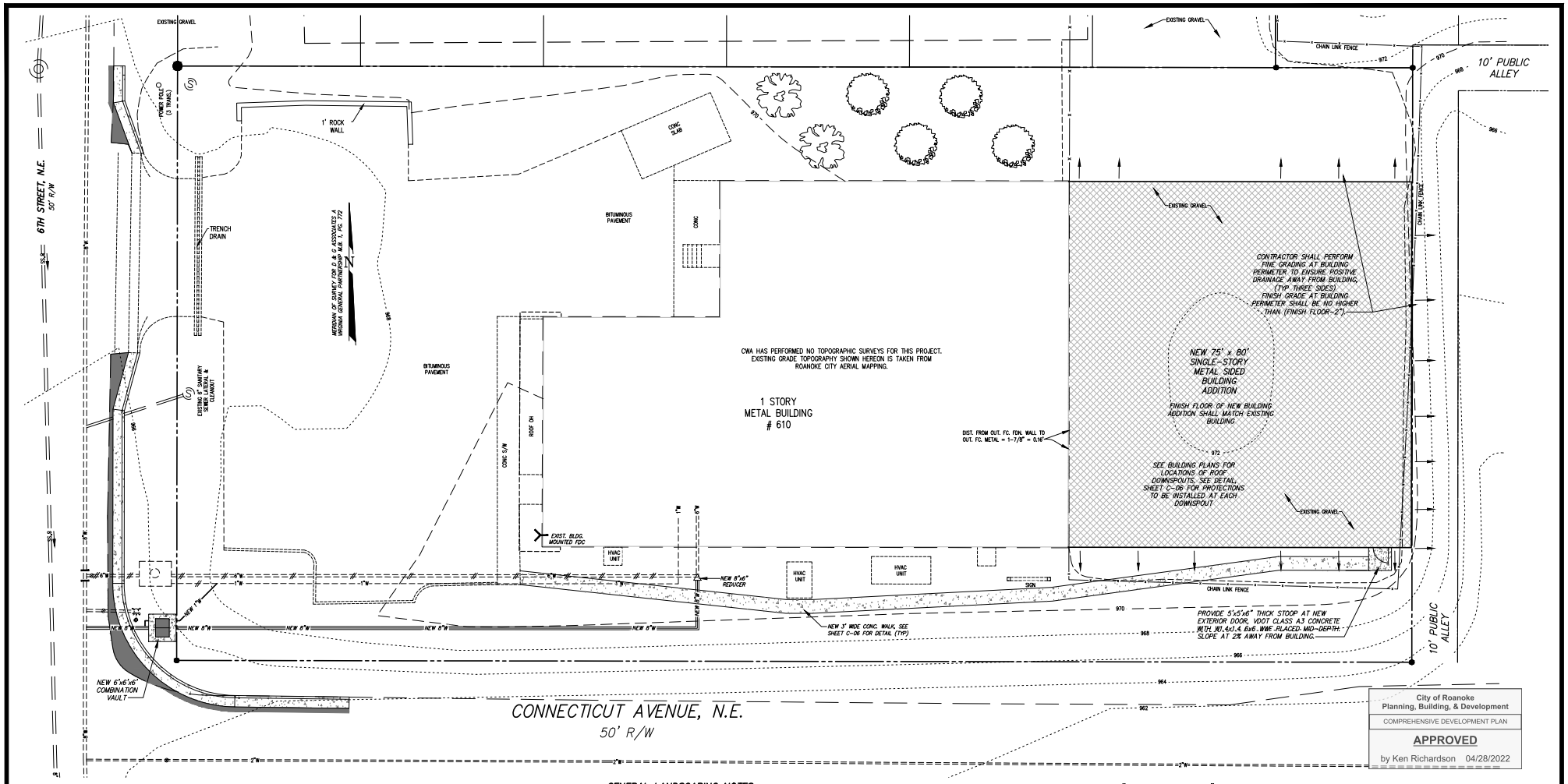

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
by Ken Richardson 04/28/2022

FIRE & DOMESTIC WATERLINE CONSTRUCTION REQUIREMENTS

THE EXISTING WATER SYSTEM IS COMPRISED OF:

FIRE
1. A 6-INCH TAP TO THE PUBLIC MAIN.
2. 6-INCH PIPE FROM THE PUBLIC MAIN TO THE VAULT.
3. A 6-INCH DETECTOR CHECK VALVE AND ISOLATION VALVES, IN A BRICK VAULT WITH CONCRETE TOP.
4. 6-INCH PIPE FROM THE DETECTOR CHECK TO THE SPRINKLER RISER IN THE BUILDING.

DOMESTIC
1. A 1-INCH DOMESTIC LINE IS FED OFF THE 6-INCH FIRE LINE, INTERCONNECTED ON THE STREET SIDE OF THE FIRE DETECTOR CHECK.
2. A 1-INCH DOMESTIC METER IN THE VAULT.
3. PRESUMABLY A 1-INCH DOMESTIC LINE THAT IS ASSUMED TO PARALLEL THE FIRE LINE TO THE BUILDING (CONTRACTOR TO FIELD-VERIFY)

REVISED REMOVAL REQUIREMENTS OF EXISTING 6-INCH LINE

UPON ENERGIZING NEW FIRE AND DOMESTIC LINES AS DESCRIBED BELOW, REMOVE EXISTING VAULT IN ITS ENTIRETY AND ABANDON AT MAIN. REMOVE ALL 6-INCH WATERLINE BETWEEN VAULT AND 8-INCH MAIN, REMOVE GATE VALVE AND VALVE BOX, REMOVE TAPPING SLEEVE OR REDUCING TEE AT MAIN, AND SLEEVE 8-INCH MAIN. PROVIDE PAVEMENT REPLACEMENT AS REQUIRED.

UNDER PROPOSED CONDITIONS:

ALL NEW WATERLINE MATERIALS, FABRICATION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE WESTERN VIRGINIA REGIONAL DESIGN AND CONSTRUCTION STANDARDS.

FIRE
1. PROVIDE A NEW 8" TAP TO THE EXISTING PUBLIC WATER MAIN. TAP SHALL BE BY USING A CUT-IN 8" TEE. ALL MATERIALS AND LABOR SHALL BE PROVIDED BY CONTRACTOR, WITH INSPECTIONS BY THE WVWA.
2. PROVIDE NEW 8" LINE FROM MAIN TO NEW COMBINATION VAULT.
3. PROVIDE AND INSTALL A NEW COMBINATION FIRE / DOMESTIC VAULT FOR 8-INCH FIRE LINE AND 1-INCH DOMESTIC LINE, SEE DETAIL, SHEET C-06.
4. PROVIDE NEW 8-INCH FIRE LINE FROM VAULT TO LOCATION OF EXISTING 6-INCH 90° BEND AT BUILDING. PROVIDE 8-INCH x 90° BEND, AND 8-INCH x 6-INCH REDUCER, TO INTERCONNECT NEW 8-INCH FIRE LINE WITH EXISTING 6-INCH FIRE LINE JUST OUTSIDE BUILDING LINE. DISCONNECT EXISTING 6-INCH LINE AND ABANDON IN-PLACE WHERE REMAINING LINE WILL NOT CONFLICT WITH NEW CONSTRUCTION.
5. THE EXISTING FIRE DEPARTMENT CONNECTION (FDC) MOUNTED ON THE SW CORNER OF THE BUILDING IS TO REMAIN, FED FROM THE HIGH-PRESSURE SIDE OF FIRE PUMP.
6. THE CONTRACTOR SHALL UPDATE THE FDC TO A 5-INCH "STORZ" CONNECTION WITH A 30-DEGREE ELBOW, AND SHALL PROVIDE AND INSTALL A KNOX BOX LOCKING 5-INCH STORZ CAP.

DOMESTIC
1. TAP NEW 8-INCH FIRE LINE OUTSIDE OF VAULT (PUBLIC SIDE OF VAULT) FOR NEW 1-INCH DOMESTIC.
2. PROVIDE AND INSTALL NEW 1-INCH DOMESTIC LINE, SETTER, ETC. ACTUAL METER TO BE PROVIDED AND INSTALLED BY THE WVWA.
3. PROVIDE AND INSTALL NEW 1-INCH WATERLINE FROM VAULT TO INTERCONNECT WITH EXISTING.

ADDED REQUIREMENTS OF NOTE #6

GENERAL LANDSCAPING NOTES

1. ALL LANDSCAPE PLANTINGS SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
2. ALL LANDSCAPE PLANTINGS SHALL CONFORM TO STANDARDIZED PLANT NAME AND SHALL BE WELL-FORMED, TRUE TO TYPE AND HAVE WELL-DEVELOPED ROOT SYSTEMS. ALL PLANTINGS SHALL BE SOUND, HEALTHY, AND FREE FROM DEFECTS.
3. ALL PLANTING SHALL BE DONE DURING THE PROPER SEASON AND NO PLANTING SHALL BE DONE IN FROZEN SOIL OR DURING UNFAVORABLE WEATHER CONDITIONS.
4. ALL TREES ARE TO BE LOCATED WITH RESPECT TO EXISTING OR PROPOSED UTILITIES.
5. MULCH ALL PLANTINGS WITH A MINIMUM OF THREE INCHES OF SHREDDED OR CHIPPED MULCH.
6. ADJUSTMENTS MAY BE NECESSARY DUE TO PLANT AVAILABILITY.
7. DUE TO ON-SITE CONDITIONS, IN-FIELD ADJUSTMENTS MAY BE NECESSARY.
8. ALL PLANTING OF TREES, SHRUBS, ETC. SHALL BE DONE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATIONS, SECTION 605, AND DETAIL 'R' / C-16.

SITE SPECIFIC LANDSCAPING NOTES

ADDITIONAL BEAUTIFICATION PLANTINGS ARE ENCOURAGED, AND ALLOWED 'AT WILL', SO LONG AS VEHICULAR SIGHT DISTANCES ARE NOT IMPAIRED AND VISIBILITY / ACCESS TO FIRE DEPT. CONNECTIONS AND FIRE HYDRANTS ARE MAINTAINED

ALL PLANTINGS BEYOND LIMITS OF DISTURBANCE ARE TO REMAIN UNDISTURBED

IT IS REQUIRED TO PROVIDE A MINIMUM 10% CANOPY COVERAGE FOR THE DISTURBED AREA: 9,957 SF (10%) = 996 SF CANOPY REQD. — REVISED CANOPY REQM'TS

ALL GROUND LEVEL AND ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED PER ROANOKE CITY ZONING ORDINANCE.

TREE PLANTING LIST

KEY	COMMON NAME – LATIN NAME	QTY	SIZE @ PLANTING	CANOPY PROVIDED
	Flowering Dogwood Cornus Florida	2	5" Min. Ht.	177 SF (1) = 354 SF
	Common Serviceberry Amelanchier Arborea	4	5" Min. Ht.	201 SF (4) = 804 SF
	TOTAL CANOPY PROVIDED			1,158 SF

REVISED COUNT & SPECIES

SEE SHEET C-02 FOR "FIRE FLOW NOTES"

REVISED MARCH 30, 2022 PER FIRST CITY REVIEW – C.L. White

10' 5' 0' 10' 20'
GRAPHIC SCALE 1" = 10'

COMMONWEALTH OF VIRGINIA
CORBIN L. WHITE
License No. 23843
03-30-2022
PROFESSIONAL ENGINEER

SITE UTILITY & LANDSCAPING PLAN
FOR
NEW BUILDING ADDITION
SHERWIN-WILLIAMS PAINT STORE
PREPARED FOR
LIONBERGER CONSTRUCTION CO.
SITUATE 610 CONNECTICUT AVENUE, NE
CITY OF ROANOKE, VIRGINIA

Designed:	C.L. White
Drawn:	C.L. White
Checked:	
Date:	January 15, 2022
Scale:	1" = 10'
Tax Parcel:	3040713
Field Book:	N/A
W.O. No.:	21-0100

CWA
CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS
4205 MELROSE AVENUE
P.O. BOX 6886
ROANOKE, VIRGINIA 24017-0886
(540) 366-3400
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