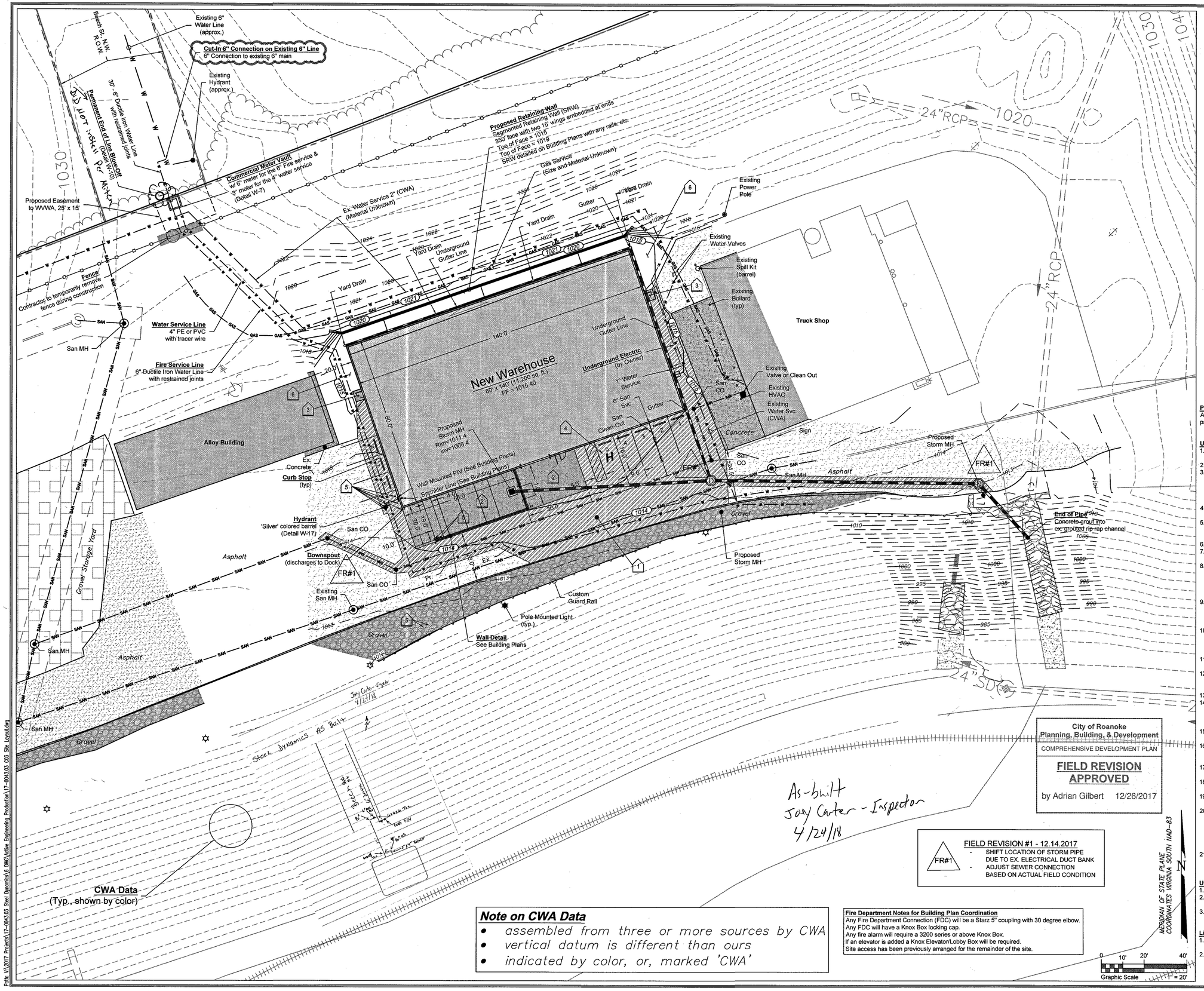

Site Layout Legend

1. Asphalt Pavement Replacment (saw-cut joint along perimeter).
2. Heavy Duty Concrete
3. Concrete Sidewalk / Landing
4. ADA Van Accessible Space, with wall/post mounted sign.
5. Bollard
6. HVAC, exterior mechanical appurtenances, etc.

Water Information

Project Name	Steel Dynamics
Install Contractor	Bowman Excavating
Install Date	4/24/2018
(Water Main)(12"DI-CL52-Class B)	
Manufacturer	
Diameter	
Pipe Class	
Material	
Comments	
(Water Service(s))	
Manufacturer	Rapco
Diameter	6
Pipe Class	C900 DR 14
Material	Poly Vinyl Chloride(PVC)
Comments	
Water Valve(s)(1)	
Manufacturer	AVK
Valve Type	Gate-Resilient Seat
Diameter	6
Direction to Open / Turns to Close	20
Comments	
Water Valve (s) 2	
Manufacturer	
Valve Type	
Diameter	
Direction to Close / Turns to Close	
Comments	
Hydrant(s)	

11/16/06

Pavement
All asphalt removal shall be to a clean saw-cut line. Replacement pavement materials shall be per detail.

Utilities
1. All construction methods and materials shall conform to the latest WVWA Design and Construction Standards.
2. WVWA availability number is 17-376.
3. WVWA Fire Flow, as determined by WVWA at Authority Hydrant 13218: static pressure 94 psi, dynamic test of 1126 gpm with a 56 psi residual, and an WVWA projected result of 1613 gpm with 20 psi residual. Note the building will have a sprinkler system and is < 20,000 sq. ft.
4. All water connections to existing lines shall be coordinated with and performed by WVWA.
5. The contractor or developer is required to notify the WVWA in writing at least three (3) days prior to any construction. Please contact Mark Sink at (540) 537-3460.
6. All work shall be subject to inspection by the WVWA.
7. Field corrections shall be approved by the WVWA prior to such construction.
8. 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 cannot be achieved additional measures in accordance with WVWA standards shall be enforced.
9. It is the contractor's responsibility to have all existing utilities located and potholed to verify locations. This plan review does not remove the contractor's responsibiiiity to relocate any existing conflicts found during construction.
10. Contractor will provide 5 days written notice to:
    - WVWA inspector's office, and,
    - Owner

    of any anticipated water outage.
11. A minimum of three-feet of cover is required over any proposed sewer or water lines.
12. A portion of the existing 4" waterline will require relocation as shown on the Plan. Contractor is to schedule any interruption in water service with the users of the service.
13. Contractor is required to adjust all utilities to final grades for access.
14. Existing utilities are shown per the best available information. In the event the utilities vary from what is shown the Contractor shall comply with all state laws on the revised location and for separation and crossings.
15. All trenches for in future pavement areas shall be compacted according to the City of Roanoke Standards.
16. Water main shall be Thickness Class 52 Ductile Iron in accordance with AWWA C151 or DR-14 PVC waterline (Pressure Class 305) in accordance with AWWA C-900, or as approved by WVWA.
17. Contractor to install tracer wire with access boxes (as needed) per WVWA specifications.
18. Contractor to provide all materials, labor, adapters, fittings to provide a complete and functional water system.
19. Contractor to provide all materials, labor, adapters and fittings for testing and documentation for acceptance of the waterlines.
20. Pressure Class 350 Ductile Iron water pipe is acceptable for public and private lines, assuming Manufacturer's pressure rating is consistent with rest and service pressures anticipated for the applicable pipe runs. Materials and installation shall be in accordance with manufacturer's recommendations and WVWA Standards and Specifications pertaining thereto.
21. Contractor shall provide a mark-up as-built of utilities dimensioned from physical features on site (pole, corners, etc.) for WVWA and the Owners Use.

Utility Laterals
1. All utility laterals will be installed underground.
2. If any utility laterals are installed beyond what is shown on this plan (gas, cable, telephone, etc.), they shall be installed underground.
3. All utility cuts in the pavement will be saw-cut with replacement pavement per detail.

Lighting Note
1. There is no new site lighting proposed beyond covered, downward directed, door signs at entrances, as required by code.
2. If additional lighting is desired, the Owner should note that a Site Lighting Plan with photo-metrics will be required to be prepared, submitted, reviewed and approved by the City prior to any site lighting being installed.

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
FIELD REVISION APPROVED
by Adrian Gilbert 12/26/2017

FR#1 — FIELD REVISION #1 - 12.14.2017
- SHIFT LOCATION OF STORM PIPE DUE TO EX. ELECTRICAL DUCT BANK
- ADJUST SEWER CONNECTION BASED ON ACTUAL FIELD CONDITION

Note on CWA Data
- assembled from three or more sources by CWA
- vertical datum is different than ours
- indicated by color, or, marked 'CWA'

Fire Department Notes for Building Plan Coordination
Any Fire Department Connection (FDC) will be a Starz 5" coupling with 30 degree elbow.
Any FDC will have a Knox Box locking cap.
Any fire alarm will require a 3200 series or above Knox Box.
If an elevator is added a Knox Elevator/Lobby Box will be required.
Site access has been previously arranged for the remainder of the site.

MERIDIAN OF STATE PLANE COORDINATES VIRGINIA SOUTH NAD-83

0 10' 20' 40'
Graphic Scale 1" = 20'

As-built
Joey Carter - Inspector
4/24/18

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COMMONWEALTH OF VIRGINIA
CLYDE D. SPENCER
Lic. No. 35456
12/14/2017
PROFESSIONAL ENGINEER

STEEL DYNAMICS
Spare Parts Warehouse 2017
Tax # 6021103
City of Roanoke, Virginia

REVISIONS:
Rev. 1: per City Comments 2017-09-13
Rev. 1: Completed 2017-09-15
Rev. 2: Client Information
Rev. 2: Completed 2017-09-27
Rev. 3: Revised for consistency
Rev. 3: Completed 2017-10-16
Rev. 4: Revised for Water & Dev.
Rev. 4: Completed 2017-11-01
Field Rev. #1: Utility Conflicts
Field Rev. #1: Completed 2017-12-14

DESIGNED BY: CDS
DRAWN BY: CDS
CHECKED BY: SRB

DATE: September 18, 2017

SHEET TITLE: Utility Plan
Site Layout & Dimensional Plan

SCALE:

SHEET NO.
C03

Path: V:\2017 Projects\17-004103 Steel Dynamics\6 BIM\Active Engineering Production\17-004103 C03 Site Layout.dwg