

NOTES:

1. DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. TP= TOP OF PAVEMENT, TC=TOP OF CURB, EP=EDGE OF PAVEMENT, TOC=TOP OF WALL CAP, SP= SPOT ELEV., BOW=BOTTOM OF WALL, FG=FINISHED GROUND, EC=EDGE OF CONCRETE.

LEGEND

ITEM	EXISTING	PROPOSED
ASPHALT PAVEMENT		
ASPHALT PAVEMENT (HEAVY DUTY)		
CONCRETE PAVEMENT		
CONCRETE CURB (CG-2)		
CONCRETE CURB (CG-6)		
STORM DRAIN LINE		
SANITARY SEWER MANHOLE		
SANITARY SEWER LINE		
WATERLINE		
LIGHT POLE		
OVERHEAD ELECTRIC LINE		
OVERHEAD TELEPHONE LINE		
INDEX CONTOURS		
INTERMEDIATE CONTOURS		
SPOT ELEVATION		

WATER METER STATIC PRESSURE (1400 HGL)

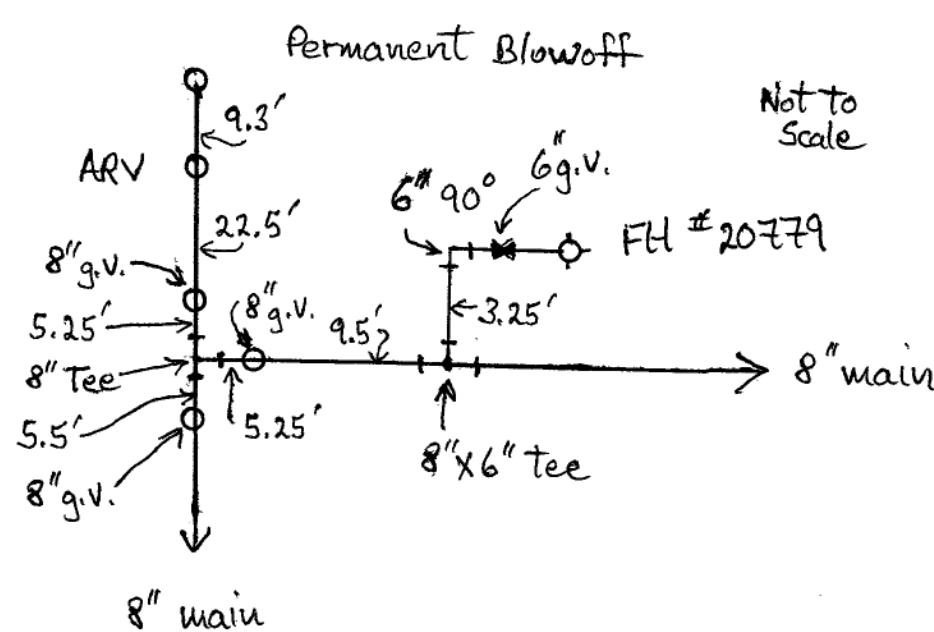
BUILDING	METER	PRESSURE (PSI)
1	✓(1) 1.5" METER	74
2	✓(1) 2" METER	72
3	✓(1) 1.5" METER	73
4	✓(1) 1.5" METER	70
5	✓(1) 1.5" METER	73
6	✓(1) 1.5" METER	78
7	✓(1) 1.5" METER	81*
8	✓(1) 2" METER	100*
9	✓(1) 1.5" METER	104*
10	✓(1) 2" METER	108*
11	✓(1) 1.5" METER	112*
12	✓(1) 2" METER	112*
CLUBHOUSE MAINT. BLDG.	✓(1) 1" METER	83*
	✓(1) 5/8" METER	87*

* PRESSURE REDUCING VALVE REQUIRED ON PRIVATE SIDE OF LINE.
 PR-1

SANITARY SEWER MAIN LINE BEARINGS AND DISTANCES

SS LINE	BEARING	DISTANCE
1-2	N 24°32'28" E	150.00'
2-3	N 46°43'57" E	106.23'
3-4	N 25°45'16" E	163.31'
4-5	N 36°36'26" E	106.36'
5-6	N 27°02'12" W	50.73'
6-7	N 21°28'50" E	123.15'
7-8	N 07°47'45" E	136.23'
8-9	N 02°16'30" W	165.56'
9-10	N 74°49'03" E	286.13'
10-11	N 16°05'36" E	291.88'
11-12	N 20°46'59" W	126.05'
12-13	N 12°12'04" E	243.37'

Inset for FH 20779



HYDRANT	FIRE FLOW (GPM)	MIN. RESIDUAL PRESSURE (PSI)	STATIC PRESSURE (PSI)
1	1240.2	20	89
2	1192.3	20	79
3	1149.7	20	73
4	1142.7	20	71
5	1154.5	20	74
6	1223.2	20	85
7	1223.4	20	104
8	1227.8	20	99
9	1222.8	20	110
10	1227.6	20	111
11 (35012)	1378.1	20	

THE FIRE HYDRANT INFORMATION SHOWN ABOVE IS BASED ON A COMPUTER SIMULATION PROVIDED BY THE WYMA ON MAY 13, 2013. HYDRANT 11 (35012) IS LOCATED AT THE INTERSECTION OF RUSSELL DRIVE AND SHERATON DRIVE. THIS HYDRANT IS CONNECTED TO THE CITY OF SALEM WATER SYSTEM.

A KEY LOCK BOX (KNOX) SHALL BE PLACED WITHIN 5' OF THE MAIN ENTRANCE OF ALL BUILDINGS. THE KNOX BOX SHALL BE LOCATED 4' TO 5' OFF THE GROUND.

*APPROVAL OF SITE PLAN DOES NOT INCLUDE THE DESIGN OF THE FIRE SPRINKLER SYSTEM UNDERGROUND PIPING FROM BACKFLOW PREVENTION DEVICE TO ONE FOOT ABOVE FINISHED FLOOR LEVEL. PRIOR TO INSTALLATION, SHOP DRAWINGS AND A SEPARATE PERMIT APPLICATION AND MUST BE SUBMITTED THROUGH THE DEPARTMENT OF BUILDING INSPECTIONS FOR REVIEW AND APPROVAL.

FIRE DEPARTMENT CONNECTION (FDC) AND POST INDICATOR VALVES (PIV) SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION STANDARDS.

CURBING SHALL BE PAINTED YELLOW AND SIGNS SHALL BE POSTED INDICATING "NO PARKING FIRE LANE" EXCEPT IN DESIGNATED PARKING LOTS & SPACES. SEE SIGN DETAIL ON SHEET NO. 33.

FOR CLARITY, NOT ALL PROPOSED EASEMENTS ARE SHOWN ON THIS DEVELOPMENT PLAN. REFER TO PLAT SHOWING THE SUBDIVISION OF TRACT 1 FOR THE LOCATION OF ALL NEW EASEMENTS.

SS Materials:

6" pipe = National SDR-26
 8" pipe = National SDR-35
 MH structures = CP&P Pre-cast Frames & Covers = East Jordan
 8" pipe for:
 Lines MH 11-MH 12
 MH 12-MH 13
 are using National SDR-26 due to depth.

Bldg. 8 Down: Meter-175387

Fire: Meter 175386

Bldg. 9 Down: Meter-175404

Fire: Meter-175403

Bldg. 10 Down: Meter-175417

Fire: Meter-175416

Bldg. 11 Down: Meter-175431

Fire: Meter-175430

Bldg. 12 Down: Meter-175453

Fire: Meter-175452

Sewer:

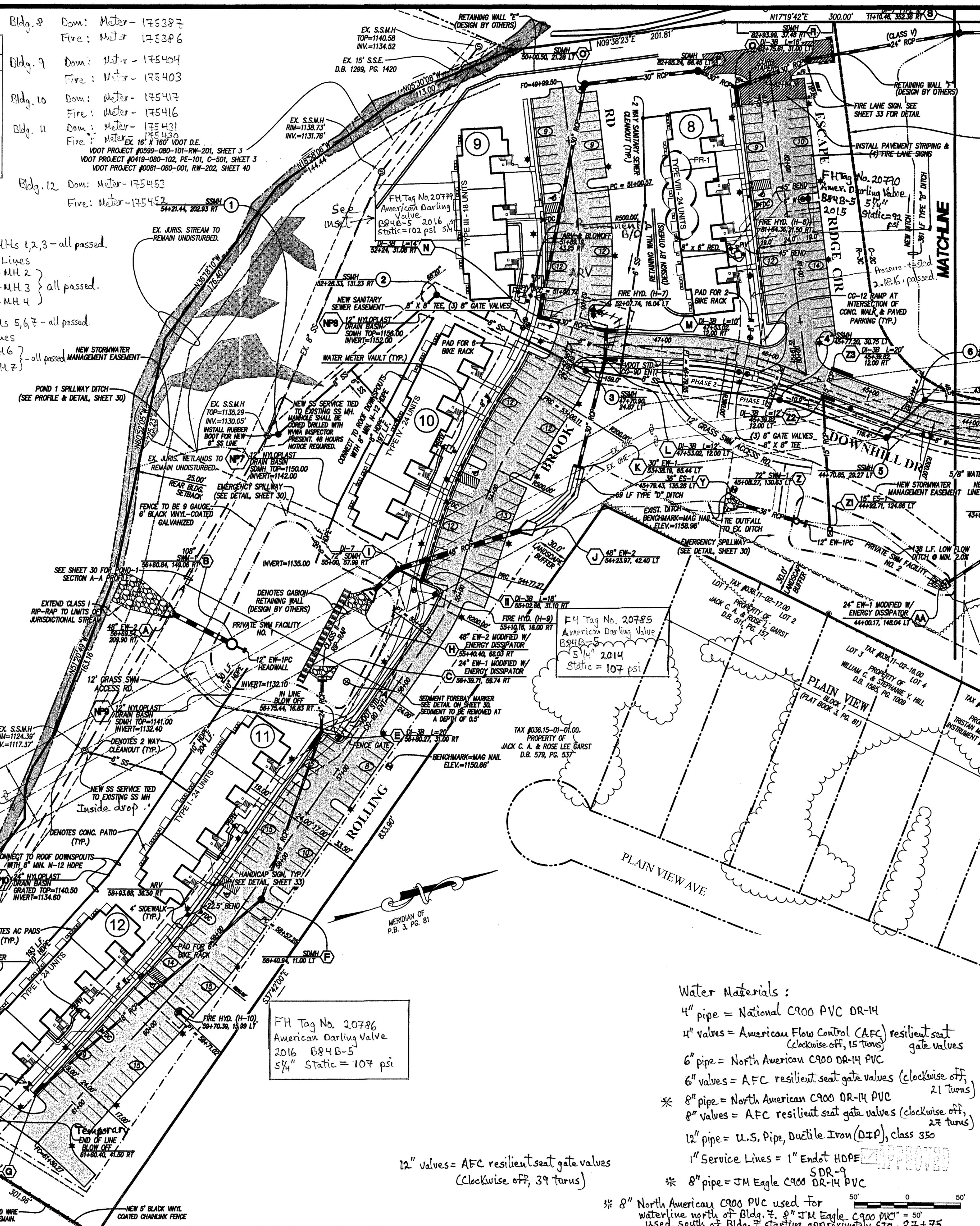
3,23,15-Tested M.H.s 1,2,3-all passed.

3,17,15-Tested Lines

MH 1-MH 2
 MH 2-MH 3
 MH 3-MH 4 } all passed.

9,17,15-Tested M.H.s 5,6,7-all passed

Tested Lines
 MH 5-MH 6
 MH 6-MH 7 } all passed.



Water Materials:

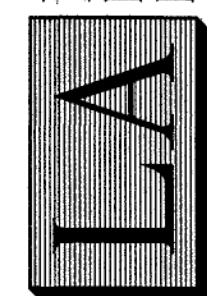
4" pipe = National C900 PVC DR-14
 4" valves = American Flow Control (AFC) resilient seat gate valves (clockwise off, 15 turns)
 6" pipe = North American C900 DR-14 PVC
 6" valves = AFC resilient seat gate valves (clockwise off, 21 turns)
 * 8" pipe = North American C900 DR-14 PVC
 8" valves = AFC resilient seat gate valves (clockwise off, 27 turns)
 12" pipe = U.S. Pipe, Ductile Iron (DIP), class 350
 1" Service Lines = 1" Endot HOPE SDR-9
 * 8" pipe = JM Eagle C900 DR-14 PVC
 * 8" North American C900 PVC used for waterline north of Bldg. 7. 8" JM Eagle C900 PVC = 50' used south of Bldg. 7 starting approximately Sta. 27+75.

12" valves = AFC resilient seat gate valves (clockwise off, 39 turns)

Phase 2 As-Builts 3.31.17 Substantial Completion K. Winslow

Phase 1 As-Builts Substantial Completion 5.19.16 K. Winslow

LUMSDEN ASSOCIATES, P.C.
 ENGINEERS-SURVEYORS-PLANNERS
 ROANOKE, VIRGINIA



COMMONWEALTH OF VIRGINIA
 THOMAS C. DALE
 Lic. No. 033002
 8/24/15
 PROFESSIONAL ENGINEER

DIMENSIONAL PLAN

DEVELOPMENT PLAN FOR

THE RETREAT

PREPARED FOR

EDWARD ROSE DEVELOPMENT COMPANY, LLC
 CATAWBA MAGISTERIAL DISTRICT
 ROANOKE COUNTY, VIRGINIA

REVISIONS	DESCRIPTION
NO.	DATE
1	8/24/15
2	
3	
4	
5	

DATE: October 10, 2013
 SCALE: 1" = 50'
 COMMISSION NO.: 07-130
 SHEET 5 OF 38