

1. THE PROPOSED CONSTRUCTION IS OCCUPANCY USE GROUP 1-2.
2. CONTRACTOR SHALL PROVIDE A KNOX BOX KEY BOX, MODEL 3200 SERIES OR ABOVE, TO BE INSTALLED AT THE MAIN ENTRANCE TO THE STRUCTURE. THE CONTRACTOR SHALL VERIFY MOUNTING LOCATION WITH THE ROANOKE CITY FIRE MARSHAL.
3. FIRE DEPARTMENT CONNECTION (FDC) TO BE SHOWN ON THE FACE OF BUILDING AT THE MAIN ENTRANCE AREA. BUILDING MOUNTED FDC IS SHOWN. THE CONTRACTOR SHALL VERIFY LOCATION ON THE ARCHITECTURAL PLANS AND CONFIRM ACCEPTABILITY OF THE LOCATION WITH THE FIRE MARSHAL.
4. PROPOSED FIRE HYDRANT ON FRONT SIDE OF THE BUILDING SHALL BE PUBLIC, AND SHALL HAVE A SILVER COLORED BARREL. THE PROPOSED HYDRANT ON REAR SIDE OF THE BUILDING SHALL BE PRIVATE AND SHALL HAVE A WHITE COLORED BARREL.
5. EXISTING AND PROPOSED FIRE HYDRANT FLOW RATES HAVE BEEN PROVIDED BY THE WESTERN VIRGINIA WATER AUTHORITY AND ARE UNDERSTOOD TO BE CALCULATED AT 20 PSI RESIDUAL PRESSURE. THE PROPOSED FACILITY IS A SINGLE-STORY STRUCTURE, NO ELEVATORS ARE PROPOSED.
6. FDC SHALL HAVE A KNOX BOX LOCKING CAP.

AS-BUILT 8" LINE TO VAULT

1. ALL WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 3.0 FEET OF COVER.
2. MAINTAIN A MINIMUM OF 18" CLEARANCE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER, SANITARY SEWER AND STORM DRAIN CROSSINGS. THIS CLEARANCE CANNOT BE ACHIEVED, CONCRETE PIPES SHALL BE UTILIZED IN ACCORDANCE WITH THE STANDARDS OF THE WESTERN VIRGINIA WATER AUTHORITY
3. SANITARY SEWER MAIN PIPE MATERIAL SHALL BE PVC, SDR-35, EXCEPT WHERE NOTED.
4. WATER MAIN PIPE MATERIAL SHALL BE C900 PVF1 DR14, UNLESS OTHERWISE INDICATED.
5. WATER METER SIZES SHALL BE 3" DOMESTIC AND 6" FIRE

1. ALL NEW STORM DRAIN PIPE SHOWN ON THIS PLAN IS 15" HDPE, ADS N-12, EXCEPT WHERE OTHER DIAMETERS AND/OR MATERIALS ARE INDICATED.
2. VDOT STANDARD STORM DRAIN INLET AND MANHOLE STRUCTURES SHALL INCLUDE 1" INLET SHAPING (UNLESS INDICATED OTHERWISE).
3. ALL STORM DRAIN STRUCTURES SHALL BE 12" DEEP. FOR STEP-DOWN STRUCTURES, CONTRACTOR SHALL INSTALL 1/2" STEEL PLATE ARMORING TO BASE OF MANHOLE, PER VDOT METHOD.
4. ALL DRAINAGE STRUCTURES DEEPER THAN 4.0 FEET SHALL HAVE STEPS (VDOT STD. ST-1) INSTALLED.
5. SAFETY SLABS (VDOT STD. SL-1) ARE REQUIRED IN ALL DRAINAGE STRUCTURES WITH A DEPTH OF 12.0 FEET OR GREATER. SPACING OF THE SLABS SHALL BE SUCH THAT THERE IS A SLAB LOCATED WITHIN 6.0 FEET OF THE TOP OR BOTTOM OF THE STRUCTURE.

FOR CLARITY, NOT ALL EASEMENTS ARE SHOWN ON THESE PLANS. REFER TO PLAT ENTITLED "COMBINATION & RE-SUBDIVISION OF LOTS 1 THRU 8 AND LOT 2A-1 CREATING HEREOF LOT 2A-1A & LOT 2A-1B" BY LUMSDEN ASSOCIATES, P.C., DATED 11/6/2015.

LA

SITE AND UTILITIES LAYOUT

COMPREHENSIVE DEVELOPMENT PLAN
FOR
PHEASANT RIDGE MEMORY CARE
PREPARED FOR
SMITH/PACKETT MED-COM, L.L.C.
SITUATED AT 4414 PHEASANT RIDGE ROAD, SW
CITY OF ROANOKE, VIRGINIA

REVISIONS		DATE	DESCRIPTION
NO.	2/26/16		REVISE DIM. METER SIZE
1			
2			
3			
4			
5			

DATE: November 20, 2015

SCALE: 1" = 30'

COMMISSION NO: 14-247

SHEET 3 OF 18

