

07130comp01.dwg 07130comp01.dwg 07130comp01.dwg

COVE ROAD - VA. SEC. RTE. #780 (R/W VARIES)

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

TRANSITION FROM VDOT STD. CG-6 CURB & GUTTER TO MODIFIED CG-6 CURB & 1.5' GUTTER.

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 MUST BE SUBMITTED THROUGH THE DEPARTMENT OF BUILDING INSPECTIONS FOR REVIEW AND APPROVAL.

C-1
A= 6807'56"
R= 507.98'
T= 349.97'
L= 612.90'
BRG. N 51°53'39" E
CHD. 576.39'

C-2
A= 4733'42"
R= 531.23'
T= 234.08'
L= 440.98'
BRG. S 70°49'20" E
CHD. 428.43'

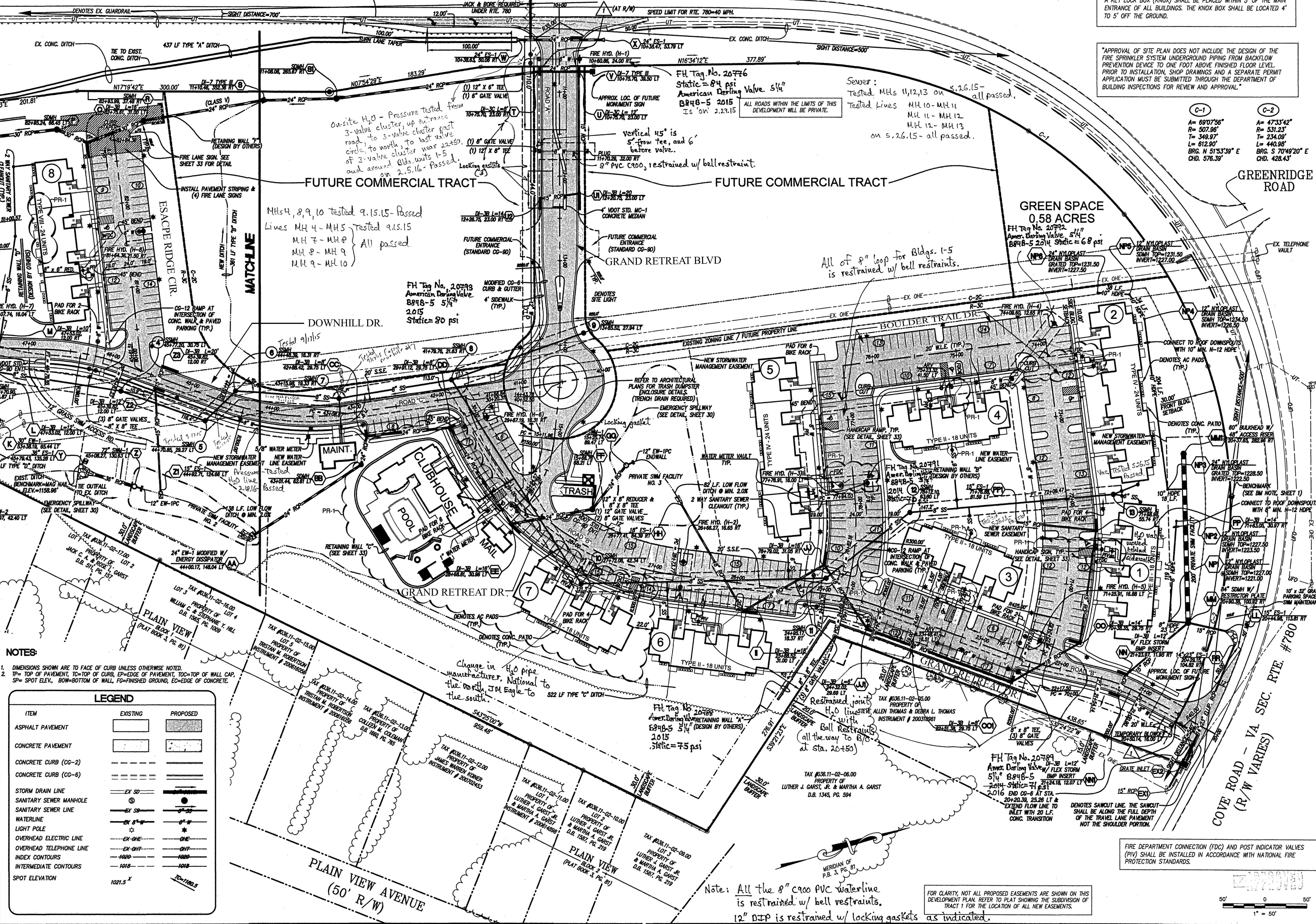
LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

DEVELOPMENT PLAN FOR THE RETREAT PREPARED FOR EDWARD ROSE DEVELOPMENT COMPANY, LLC CATAWBA MAGISTERIAL DISTRICT ROANOKE COUNTY, VIRGINIA

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

REVISIONS	DATE	DESCRIPTION
1	8/24/15	SEE FIELD REVISION TABLE ON SHEET No. 2
2		
3		
4		
5		

DATE: October 10, 2013
SCALE: 1" = 50'
COMMISSION NO: 07-130
SHEET 4 OF 38



NOTES:
1. DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. TP= TOP OF PAVEMENT, TO=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.

ITEM	EXISTING	PROPOSED
ASPHALT PAVEMENT		
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		

Note: All the 8" c900 PVC waterline is restrained w/ bell restraints. 12" DTP is restrained w/ locking gaskets as indicated.

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.

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

Phase I As-Builts Substantial Completion 5.19.16 K. Winslow