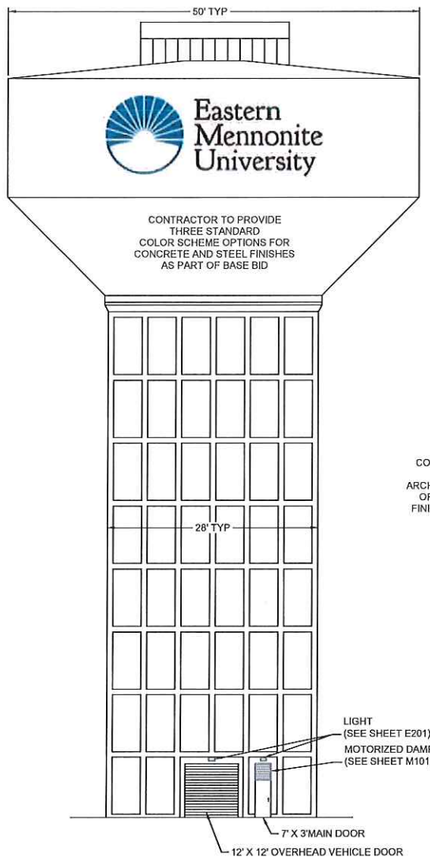
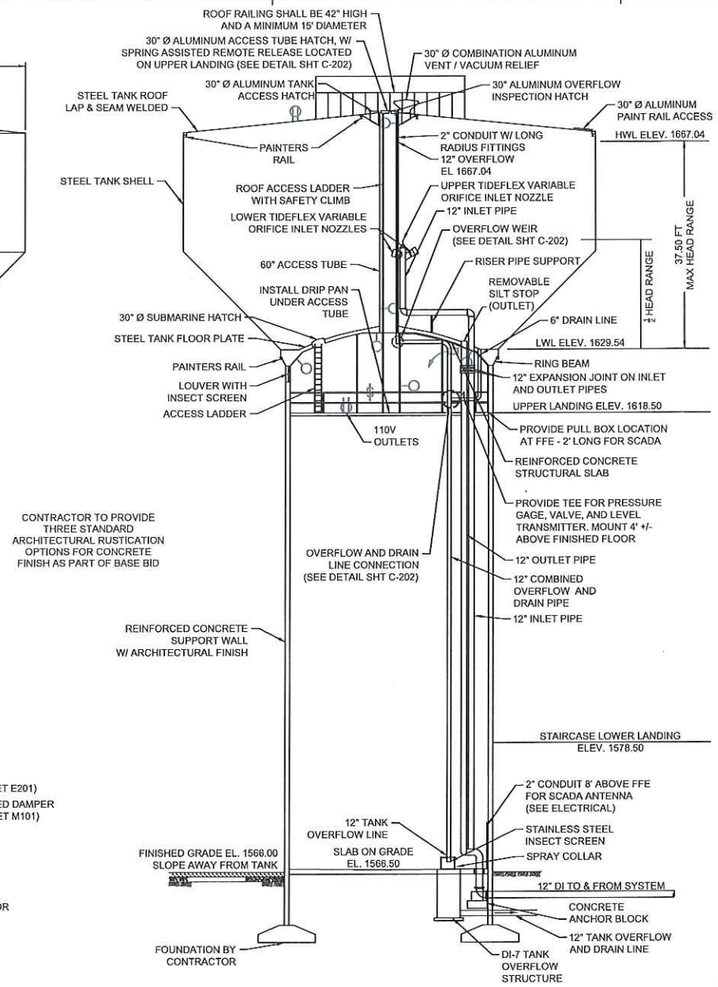


SCHEMATIC ELEVATION
NOT TO SCALE



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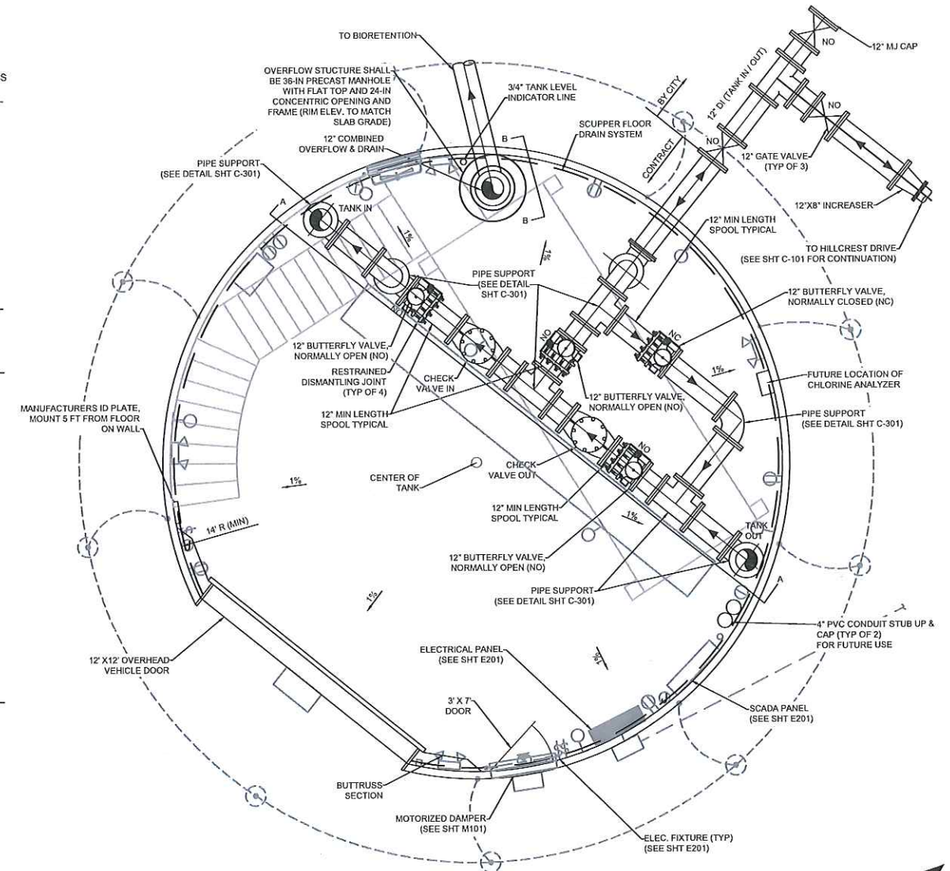
NOT TO SCALE



TANK PLAN
NOT TO SCALE

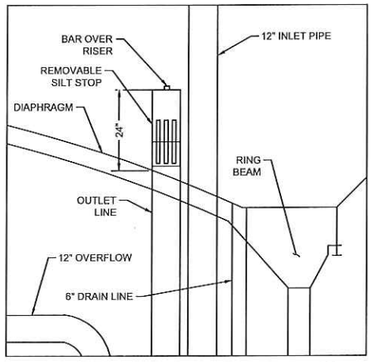
NOTES:

GENERAL:
1. COMPOSITE TANK, ROOF, PEDESTAL,FOUNDATION, AND TANK APPURTENANCES ARE DEDICATED DESIGN AND SHALL BE PER AWWA D-107-13.
2. PERSONAL DOOR - 3' WIDE X 7' HIGH, HOLLOW GALV. METAL DOOR WITH 16 GA. FRAME AND HEAVY DUTY CLOSURE (POWDER COATED).
3. VEHICLE DOOR - 12' WIDE X 12' HIGH ROLLING STEEL AND INSULATED WITH 22 GA. GALVANIZED SLATS AND MANUAL CHAIN OPERATOR.
4. PROVIDE MONOLITHIC REINFORCED CONCRETE INTERNAL BUTTRESS SECTION ON EACH SIDE OF VEHICLE DOOR. BUTTRESS TO BE MINIMUM 3'-6" WIDE AND 6" THICKER THAN NOMINAL WALL DIMENSION.
5. ALL HATCHES AND MANWAYS SHALL BE 30" DIAMETER MINIMUM OR 30" Ø ALUMINUM AS NOTED.
6. ALL LADDERS, WALKWAYS, STAIRS, HANDRAILS, AND ATTACHMENTS INSIDE THE SHAFT PEDESTAL SHALL BE GALVANIZED IRON.
7. WELDING IN THE BOWL, MANWAY, AND OVERFLOW CONNECTION SHALL BE COMPLETE SEAL WELDING.
8. NO PIPE SPOOLS LESS THAN 12" IN LENGTH ON PIPE ≥ 4" Ø.
9. ALL WATER TAPS SHALL BE 3/4 INCH.
10. VERTICAL PIPES SHALL BE BRACED TO THE WALL OF THE TANK SUPPORT STRUCTURE OR STAIRS.
11. ALL PIPE ≥ 4" Ø ABOVE GRADE TO BE FLANGED DUCTILE IRON PIPE.
12. ALL PIPING WITHIN THE CITY PROPERTY SHALL BE RESTRAINED.
13. 12" OF WORKABLE SPACE IS REQUIRED FOR ALL DISMANTLING JOINTS.
14. CONTRACTOR SHALL PROVIDE FOUNDATION AND REINFORCING SUBMITTALS FOR ALL PIPE AND CONDUIT PENETRATIONS.

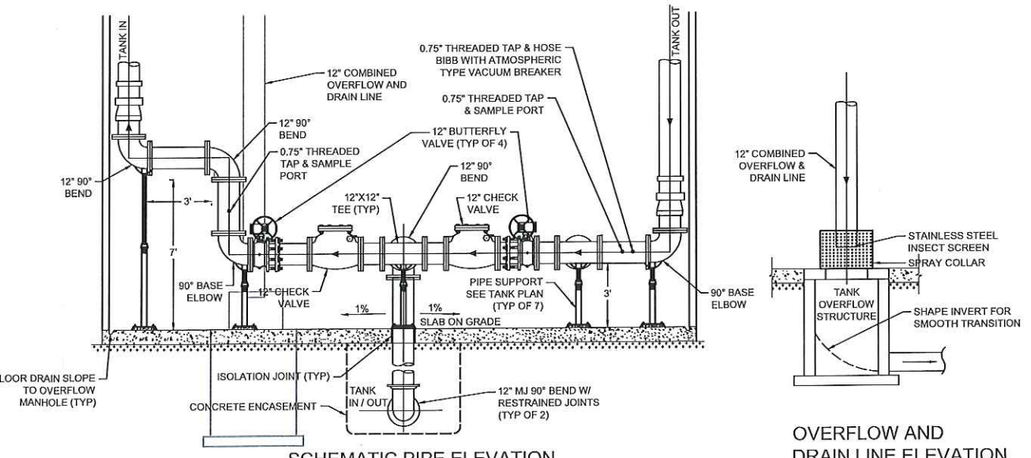
TANK MIXER:
1. TANK MIXER SHALL BE TIDEFLEX MIXING SYSTEM (TMS) OR TANK MANUFACTURER PRE-APPROVED EQUAL.
2. TANK MIXER SHALL BE A DELEGATED-DESIGN, INCLUDING COMPREHENSIVE ENGINEERING ANALYSIS BY A PROFESSIONAL ENGINEER REGISTERED IN THE COMMONWEALTH OF VIRGINIA, USING PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA AS INDICATED ON THE PLANS.
3. DELEGATED-DESIGN SUBMITTAL SHALL INCLUDE SHOP DRAWINGS, CFD MODELING, MIXING ANALYSIS, AND WATER AGE ANALYSIS. SUBMITTAL SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE COMMONWEALTH OF VIRGINIA.
4. THE TANK INSTALLER SHALL PROVIDE INSTALLATION, STARTUP, AND ON-SITE WATER TESTING SERVICES TO INSURE PROPER MACHINE SPATIAL PLACEMENT IN THE RESERVOIR, AND PROPER DEPTH SETTING.
5. A COMPLETE INSTALLATION, OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE OWNER.
6. THE MIXER SHALL BE WARRANTED TO BE FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF FIVE (5) YEARS. THE CONTRACTOR SHALL PROVIDE A WRITTEN COPY OF THIS WARRANTY WITH THE CLOSEOUT DOCUMENTS.

ELECTRICAL:
1. MOUNT EXTERIOR DOOR LIGHTS PER E-201.
2. MOUNT INTERIOR PEDESTAL BASE LIGHTS 10' ABOVE SLAB ON GRADE.

BID OPTIONS:
1. SEE SECTION 00400 BID FORM OF THE SPECIFICATION FOR DETAILED BID OPTIONS.
2. BID OPTIONS SHALL BE INCLUDED WITH THE BASE BID.
3. OPTION ONE (1) - GRAPHIC LOGO



DETAIL-REMOVABLE SILT STOP
NOT TO SCALE



SCHEMATIC PIPE ELEVATION
NOT TO SCALE (SEE SECTION A-A)

OVERFLOW AND DRAIN LINE ELEVATION
NOT TO SCALE (SEE SECTION B-B)

Wiley | Wilson
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COMMONWEALTH OF VIRGINIA
THOMAS L. FITZGERALD
Lic. No. 36727
PROFESSIONAL ENGINEER

PARKVIEW TANK
0.5 MILLION GALLON ELEVATED WATER TANK
HARRISONBURG, VIRGINIA

MRK	DATE	REVISION DESCRIPTION
1	2/4/2016	REV1 - NOTES/SERALTA

COMM NO: 215192
DATE: 1/21/2016
DRAWN: CTS DESIGN: MCP
CHECK: TLF
SHEET TITLE
COMPOSITE TANK PLAN, ELEVATION, AND SECTIONS
SHT. NO. C-201
REV. NO. 0

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SCOPE OF WORK:

THE PROJECT INCLUDES THE CONSTRUCTION OF A 500,000 GALLON ELEVATED COMPOSITE WATER STORAGE TANK AND RELATED APPURTENANCES AND CONTROLS. THE SITE WILL BE PREPARED FOR THIS CONSTRUCTION WITH AN ACCESS ROAD FROM HILLCREST DRIVE. THE GRADING OF THE ROAD AND ROUGH GRADING OF THE SITE WILL BE PERFORMED BY SEPARATE CONTRACT PRIOR TO THE AWARD OF THE TANK CONSTRUCTION CONTRACT. THE CITY WILL CONSTRUCT THE CONNECTING WATERLINE TO THE TANK. THE TANK CONTRACTOR WILL BE RESPONSIBLE FOR CONSTRUCTION OF ALL WATER PIPING WITHIN THE TANK AND TO THE EXTERIOR AS SHOWN ON SHEET C-201 OF THE DRAWINGS. THE TANK CONTRACTOR SHALL PROVIDE ALL ELECTRICAL, MECHANICAL AND HVAC AS SHOWN. THE TANK CONTRACTOR SHALL PROVIDE CONDUIT AND WIRING FOR THE SCADA EQUIPMENT AS SHOWN. WIRES SHALL BE PULLED BETWEEN THE SCADA PANEL AND EACH CONNECTING DEVICE PER THE I/O SCHEDULE ON THIS SHEET. THE TANK CONTRACTOR SHALL INSTALL AND CONNECT THE SCADA DEVICES (SWITCHES, MONITORS, ETC.) AND MOUNT THE SCADA CABINET AS SHOWN ON THE DRAWINGS. ALL WIRING SHALL BE LABELED ENTERING THE SCADA CABINET PER THE I/O SCHEDULE. THE SCADA CONTRACTOR SHALL INSTALL THE SCADA UNIT WITHIN THE CABINET AND FINISH WIRING PER THE I/O SCHEDULE.

THE CITY OF HARRISONBURG WILL INSTALL A CATHODIC PROTECTION SYSTEM AT A TIME TO BE DETERMINED. THE TANK CONTRACTOR SHALL PROVIDE MOUNTING SUPPORTS, ELECTRICAL CONNECTIONS, AND CONTROL CONNECTORS PER DRAWINGS AND ACCOMPANYING SPECIFICATIONS.

THE CITY WILL BE RESPONSIBLE FOR THE STORMWATER POLLUTION PREVENTION PLAN THROUGHOUT THE PROJECT AND SHALL HAVE AUTHORITY TO DIRECT THE TANK CONTRACTOR TO REMEDIATE DAMAGING ACTIVITIES.

GENERAL NOTES:

1. CONTRACTOR SHALL BE INFORMED AND SHALL COMPLY WITH THE VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT. ANY COSTS TO COVER LINES OR DISCONNECT SERVICE TO NEARBY POWER LINES SHALL BE AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL RETAIN FULL LIABILITY FOR COMPLIANCE WITH OSHA REGULATIONS AND THE SAFETY ACT. THE CONTRACTOR SHALL BEAR EXPENSE FOR POLE SUPPORT WHERE REQUIRED.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THESE PLANS ARE APPROXIMATE AND MAY NOT REPRESENT ALL UNDERGROUND UTILITIES OR SERVICE LINES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATION, DEPTH, SIZE AND TYPE OF UTILITIES SHOWN AND NOTIFYING ENGINEER OF DISCREPANCIES. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS UTILITY TO HAVE ALL UNDERGROUND UTILITIES LOCATED AND MARKED. CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE TO PROPERTY, UTILITIES OR PHYSICAL IMPROVEMENTS.
3. ALL WORK NOT COVERED BY THE PROJECT DOCUMENTS SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF HARRISONBURG DESIGN AND CONSTRUCTION STANDARDS.
4. SEE PROJECT MANUAL FOR ADDITIONAL PROJECT REQUIREMENTS.
5. CONTRACTOR SHALL COMPLY WITH ALL VIRGINIA EROSION & SEDIMENT CONTROL REGULATIONS.
6. ALL PROPERTY PINS DISTURBED BY CONTRACTOR ACTIVITIES SHALL BE REPLACED BY A VIRGINIA LICENSED LAND SURVEYOR.
7. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS AS REQUIRED BY THE GOVERNING JURISDICTION. (BUILDING, PLUMBING, ELECTRICAL, ETC.)
8. A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THE SITE AND IS INCLUDED IN THE PROJECT MANUAL.
9. FOLLOW GENERAL SITE NOTES AS FOUND ON SHEET C-201.
10. FOLLOW GENERAL MECHANICAL/HVAC NOTES AS FOUND ON SHEET M-101.
11. FOLLOW GENERAL ELECTRICAL NOTES AS FOUND ON SHEET E-201

SITE MANAGEMENT:

THE CITY SHALL APPOINT A SITE MANAGER FOR THIS PROJECT. THIS MANAGER SHALL BE RESPONSIBLE TO OVERSEE AND APPROVE ANY DEVIATIONS FROM THE APPROVED DESIGN. THE SITE MANAGER SHALL BE THE OWNER'S REPRESENTATIVE RESPONSIBLE FOR ENSURING COORDINATION BETWEEN THE TANK CONTRACTOR AND OUTSIDE STAKEHOLDERS.

THE SITE WILL BE PROVIDED TO THE CONTRACTOR WITH A STONE ACCESS ROAD. THE TANK CONTRACTOR SHALL MAINTAIN THE ROAD IN GOOD CONDITION THROUGH CONSTRUCTION AND SHALL RETURN THE ROAD TO THE CITY AT THE END OF THE PROJECT IN THE SAME CONDITION AS WHEN THE PROJECT BEGINS. SITE PHOTOGRAPHS WILL BE PROVIDED FOR DOCUMENTATION.

ACCESS TO THE SITE WILL ONLY BE PERMITTED THROUGH THE DESIGNATED ACCESS ROAD. THE TANK LOT AND TEMPORARY EASEMENTS MAY BE USED FOR CONSTRUCTION TRAFFIC AND STAGING. SURROUNDING LANDS MAY NOT BE USED WITHOUT PERMISSION. ANY REQUESTS FOR PERMISSION SHALL BE DIRECTED TO THE CITY'S REPRESENTATIVE SITE MANAGER WHO SHALL MAKE CONTACT WITH THE APPROPRIATE LAND OWNER.

THE CITY WILL REMAIN RESPONSIBLE FOR THE BIORENTENTION FACILITIES ON THE SITE THROUGH CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIVE TO REQUESTS FROM THE SITE MANAGER TO CEASE ANY ACTIVITIES DEEMED BY THE CITY TO BE DESTRUCTIVE TO THESE FACILITIES.

DESIGN TABLE

NOMINAL TANK CAPACITY: 500,000 GALLONS

NOMINALDIMENSIONS:
- 50' DIAMETER STEEL BOWL
- 37.5' STEEL BOWL HEIGHT
- 28' DIAMETER CONCRETE
- 1671.37 TANK HIGHEST ELEVATION
- 1667.04 FULL BOWL ELEVATION (OVERFLOW)
- 1629.54' BASE BOWL ELEVATION (EMPTY)
- 1566.00 GROUND ELEVATION

DESIGN FLOWS:
- 0.50 MGD MAX DAILY ZONAL DEMAND
- 3000 GPM FIRE FLOW (3HR DURATION)

GEOTECHNICAL SOIL DESIGN LOADS: MAXIMUM ALLOWABLE BEARING PRESSURE 70000 PSF FOR FOUNDATIONS AND CAISSONS BEARING ON LIMESTONE BEDROCK WITH SIDE SHEAR STRENGTH OF 8000 PSF.

SEISMIC DESIGN LOADS: REGION DEPENDENT TRANSITION PERIOD=12 , SITE CLASS B , S_S=0.19 , S_1=0.06

WIND DESIGN LOADS: 115 MPH BASIC WIND SPEED (BWS)

PARK VIEW TANK I/O WIRE REFERENCE

ANALOG INPUTS TO PLC

I/O #	Description of Functionality through SCADA programming	Contract 4 SCADA Terminate	Contract 1 Connect	SCADA PANEL WIRE #	SCADA SIGNAL & WIRE TAG (by C1)
1	SCADA monitors chlorine residual from chlorine analyzer				CL2_RESIDUAL
2	SCADA monitors upstairs room temperature				US_ROOM_TEMP
3	SCADA monitors pedestal room temperature				DS_ROOM_TEMP
4	SCADA monitors water level in tank		Rosemont		TANK_LEVEL

DIGITAL INPUTS TO PLC

I/O #	Description of Functionality through SCADA programming	Contract 4 SCADA Terminate	Contract 1 Connect	SCADA PANEL WIRE #	SCADA SIGNAL & WIRE TAG (by C1)
5	SCADA monitors if HEC power is available from power monitor relay				TANK_PWRIN
6	SCADA monitors if entry (man and veh) door switch circuit is broken		GE Sentrol 2500 Series Door Sw		DOOR_ENTRY
7	SCADA monitors if upper tube hatch door switch circuit is broken		GE Sentrol 2500 Series Door Sw		TUBE_HATCH_ALARM
8	SCADA monitors if tank hatch door switch circuit is broken		GE Sentrol 2500 Series Door Sw		TANK_HATCH_ALARM
9	SCADA monitors status of Alarm system (On/Off) as configured with toggle switch as other stations		Security Panel Toggle Switch		ARMED_IN

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PARKVIEW TANK
0.5 MILLION GALLON ELEVATED
WATER TANK
HARRISONBURG, VIRGINIA

MRK	DATE	REVISION DESCRIPTION
	2/4/2016	REV1 - NOTES/ERRATA

COMM NO: 215192
DATE: 1/21/2016
DRAWN: CTS DESIGN: MCP
CHECK: TLF
SHEET TITLE
PROJECT MANAGEMENT & COORDINATION
SHT. NO. G-002
REV. NO. 0

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CITY GENERAL NOTES

1. Work in this project shall conform to the latest editions of the Virginia Department of Transportations (VDOT) Road and Bridge Specifications, the VDOT Road and Bridge Standards, the Virginia Erosion and Sediment Control Handbook, the Virginia Erosion and Sediment Control Regulations, the Virginia Stormwater Management Handbook, the Virginia Stormwater Management Regulations and the City of Harrisonburg Design and Construction Standards Manual. In the event of conflict between any of these standards, specifications or plans, the most stringent shall govern. All utilities to be dedicated to the City of Harrisonburg Municipal Water and/or Sanitary Sewer System shall be constructed and tested to conform to Commonwealth of Virginia/State Board of Health Waterworks and/or Sewerage Regulations and the City of Harrisonburg Design and Construction Standards Manual.

2. Erosion and Sediment control measures shall be maintained continuously relocated when and as necessary and shall be checked after every rainfall. Seeded areas shall be checked regularly and shall be watered, fertilized, reseeded and mulched as necessary to obtain a dense stand of grass.

3. All drain inlets shall be protected from siltation. Ineffective protection devices shall be immediately replaced and the inlet cleaned. Flushing is not an acceptable method of cleaning.

4. When the crushed stone construction entrance has been covered with soil or has been pushed into the soil by construction traffic, it shall be replaced with a depth of stone equal to that of original application.

5. The location of existing utilities as shown is approximate only. The contractor is responsible for locating all public or private utilities that lie in or adjacent to the construction site. The contractor shall be responsible for repairing, at his expense, all existing utilities damaged during construction. Forty-eight (48) hours prior to any excavation call Miss Utility 1 (800) 552-7001.

6. All underground facilities located within the City's rights-of-way shall be installed prior to the placement of any part of the pavement structure.

7. Installation of concrete storm pipe shall comply with VDOT Standard Drawing PB-1.

8. All materials used for fill or back-fill shall be free of wood, roots, rocks, boulders or any other non-compactable soil type material. Unsatisfactory materials also include man-made fills and refuse debris derived from any source.

9. Satisfactory material for use as fill for public streets include material classified in ASTM D-2487 as GW, GP, GM, GC, SW, SP, SM, SC, 2-25 ML, and CL groups. The moisture content shall be controlled within plus or minus 2 percentage points of optimum to facilitate compaction. Generally, unsatisfactory materials include materials classified in ASTM D-2487 as PT, CH, MH, OL, OH, and any soil too wet to facilitate compaction. CH and MH soils may be used subject to approval of the City Engineer. Soils shall have a minimum dry density of 92lb/cubic foot per ASTM D-698 and shall have a plasticity index less than 12.

10. Compaction of fill material under building slabs shall be based upon recommendations of soils engineer after completion of standard Proctor test and shall meet bearing requirements of architect for buildings. The contractor shall be responsible for testing.

11. Materials used to construct embankments for any purpose, back-fill around drainage structures or in utility trenches or any other depression requiring fill or back-fill shall be compacted to 95% of maximum density as determined by the standard Proctor test as set out in ASTM standard D-698. The contractor shall, prior to any operations involving filling or backfilling, submit the result of the Proctor test to the city's on-site inspector together with a certification that the soil tested in representative of the materials to be used on the project. Tests shall be conducted by a certified materials testing laboratory and the certifications made by a licensed professional engineer representing the laboratory.

12. Certifications for materials including, but not limited to stone, concrete, pipes, precast units, handrails, stabilization mats, traffic signal items, must be provided to the city's on-site inspector and approved by the inspector prior to installation. See inspector for Materials Certification Checklist.

13. Embankment fill and trench back-fill shall be placed in lifts at a maximum uncompacted depth of 8-inches and 6-inches, respectively. Density tests shall be conducted at the following minimum frequencies:
   (a) Embankment for roads, streets, dams, etc.: One test per lift per 10,000 square feet of lift.
   (b) Back-fill around structures and in trenches: One test per lift per 500 lineal feet of trench.

14. Compaction tests for street pavement structure shall be made in cut and fill areas at the following minimum frequencies:
   (a) Sub-Grade: One test per lane per 500 lineal feet.
   (b) Stone Base: One test per lane per 6" compacted lift per 500 lineal feet.
   (c) Hot Asphaltic Concrete: One test per lane per lift per 500 lineal feet.

15. All excavations, including trenches, shall be kept dry to protect their integrity.

16. Test results shall be submitted to the City Engineer. Failure to conduct density tests and submit test results shall be cause for nonacceptance of the facility. Tests shall be conducted at the sole cost of the developer or his agent.

17. Combination under-drains type CD-1 shall be installed at the lower end of the cut sections. Under-drains type CD-2 shall be installed at the low point of all vertical curves.

18. Standard UD-1 and UD-3 under-drains shall be installed where indicated on plans on further where determined necessary in the field by the City Inspectors.

19. City Inspectors have full authority to reject fill or backfill materials, require undercutting or sub grade stabilization, require provisions for sub drainage, or require other measures which affect the integrity of road and utility construction. Failure to comply with Inspectors' directives shall be cause for non-acceptance of the facility.

20. Traffic control on public streets shall be in conformance with the Manual of Uniform Traffic Control Devices and as further directed by City Inspectors. City Inspectors must be notified 24-hours in advance of any planned work or activity in city right-of-way that requires flagging, lane closure or street closure. All signage and other control devices shall be in place before such activities can commence.

21. Any discrepancies found between the drawings and specifications and site conditions or any inconsistencies or ambiguities in drawings or specifications shall be immediately reported to the engineer, in writing, who shall promptly address such inconsistencies or ambiguities. Work done by the contractor after his discovery of such discrepancies, inconsistencies or ambiguities shall be done at the contractor's risk.

22. A preconstruction conference shall be held prior to the start of construction. The contractor shall arrange the meeting with the City Engineer. At this time, the contractor shall provide a schedule and traffic control plan for work within the city right-of-way.

23. Install City standard street centerline monuments where required for new streets.

24. If Traffic Signal plans have been revised or changed since approval, the developer must provide to the Director of Public Works as-built drawings reflecting changes. Provision of as-built drawings is a condition of bond release.

ADDITIONAL NOTES

1. Site Statistics: Zoned R-3 (Institutional Overlay), Total Area = 10.1 ac., Total Easement Area = 1.2 ac.

2. City Landscape Requirements: N/A.

3. If water and sanitary sewer laterals are placed in the same trench, construction must comply with BOCA, 1987 Section P-1502.2. Requiring water service to be 12" above and on a shelf to the side of the sanitary sewer.

4. Water Main: All water line mains shall be 8" ductile iron slip joint class 52, unless otherwise stated on the plans. The minimum depth to the top of the pipe shall be 36" and a 10' minimum separation between sewer lines.

5. The City of Harrisonburg has an established protocol for testing and disinfection of mains which shall be the responsibility of the Contractor to ascertain "on-site" approval by the Office of Community Development Inspection personnel. The protocol includes: a.) Hydrostatic testing of all water mains; b.) Disinfection and Bacteriological sampling of all water mains; c.) Final Inspections Operations test for all water main valves and hydrants; d.) Low Pressure Air Test of sanitary sewer pipe; e.) PVC sewer requires pulling of a 5% mandrel; f.) Exfiltration or Air Vacuum testing of manholes. The Contractor is responsible for coordinating a testing schedule with the City Inspectors.

6. Site Lighting: No more than 0.5 footcandle at property line is permitted.

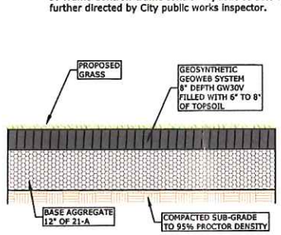
7. The Erosion Control Narrative is a part of these plans. Contractor to comply with any additional items contained in the narrative.

8. Soils testing and any issues relating to soils is the responsibility of the owner/contractor. This includes payment for all soils consultant / independent engineering costs and fees, as well as other site related testing fees or costs.

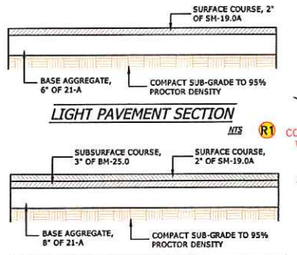
9. Traffic Control: traffic control in public streets will be performed in accordance with the MUTCD and as further directed by City public works inspector.

LEGEND

- OVERHEAD UTILITIES
- UTILITY POLE
- WATER LINES
- EXISTING WATER LINES
- STORM SYSTEM
- SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER
- GAS LINES
- EXISTING PROPERTY LINE
- EASEMENT LINE
- PROPOSED ROAD/EOP
- EXISTING ROAD
- CURBING: CG-2 OR CG-6
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- EXISTING CONTOURS
- EXISTING EDGE OF GRAVEL
- EXISTING EDGE OF PAVEMENT
- LANDSCAPING AREAS ALONG RIGHT-OF-WAY
- LANDSCAPING AREAS AROUND PARKING AREA
- PROPOSED GRASS STRIP
- PROPOSED GRAVEL AREAS
- PROPOSED PAVEMENT AREAS
- PROPOSED HEAVY PAVEMENT AREAS
- PROPOSED CONCRETE AREAS
- PROPOSED SIDEWALK
- HANDICAP ACCESSIBLE PARKING SPACE
- COMPACT PARKING SPACE
- EXISTING TREE WITH MULCHED BED
- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED SMALL DECIDUOUS TREE
- PROPOSED DECIDUOUS OR EVERGREEN SHRUB
- PROPOSED EVERGREEN TREE



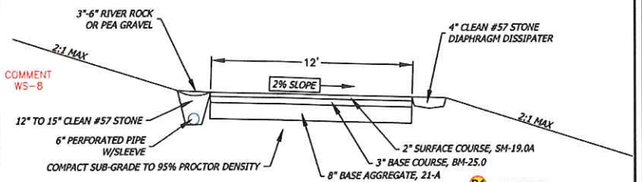
GRAVEL SECTION WITH TURF OVER GEOGRID
NTS



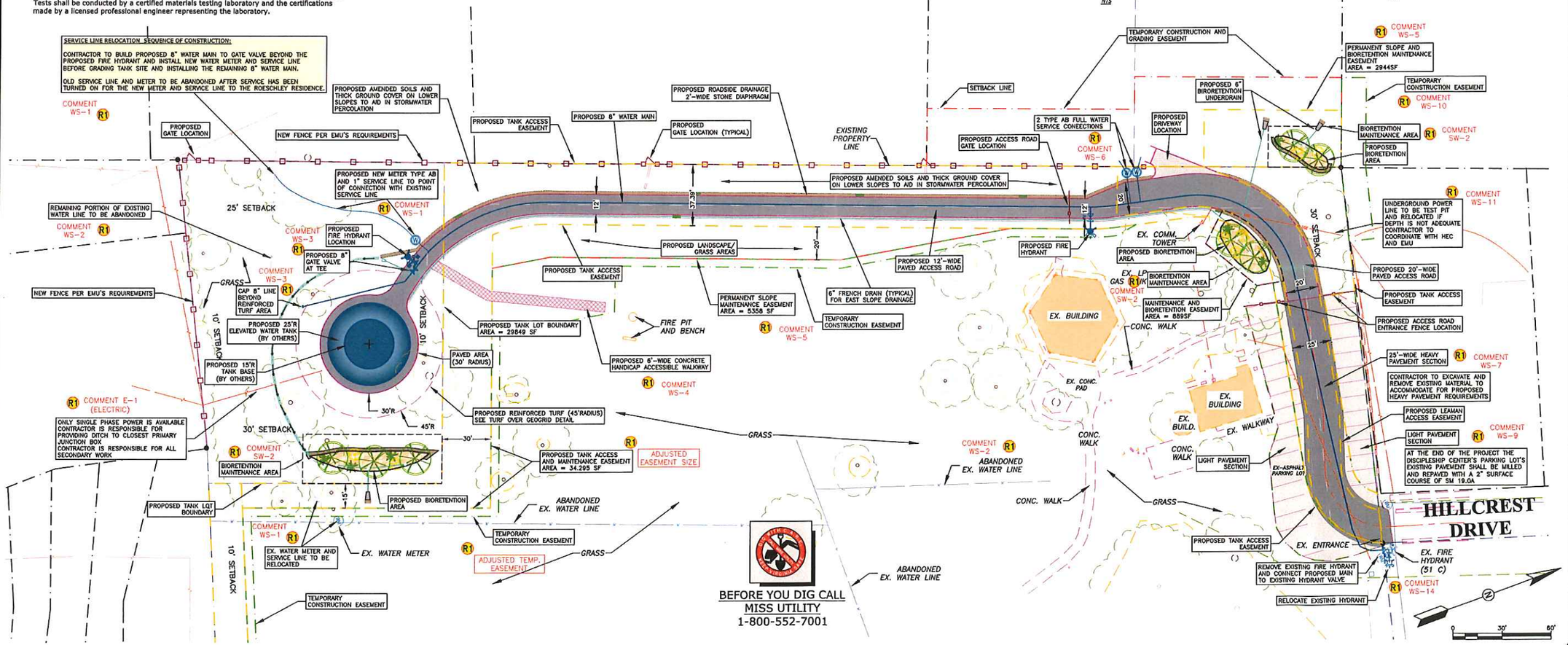
LIGHT PAVEMENT SECTION
NTS

R1 COMMENT WS-8

TRAVELWAY HEAVY PAVEMENT SECTION
NTS



TYPICAL ACCESS ROAD SECTION
NTS



Date:	9/28/15
Scale:	1"=30'
Designed by:	Gil Colman, PE
Drawn by:	GLC

Revision Dates
R1 10/24/15 Per City

COLMAN ENGINEERING, PLC
P.O. BOX 1764 | Harrisonburg, VA 22803 | Ph: (540) 246 3712
E-mail: contact@colmancivil.com | www.colmancivil.com

COMMONWEALTH OF VIRGINIA GUILLERMO L. COLMAN Lic. No.045776 11/6/15 PROFESSIONAL ENGINEER

SITE LAYOUT
PARKVIEW WATER TANK & ACCESS ROAD
1171 Hillcrest Drive
1161 Smith Avenue
Harrisonburg, Virginia 22802

Project No. CE-201526

Drawing No. C2 of 6 Sheets

SCALE: 1"=100'

VA. GRID NORTH

Δ = CONTROL POINT

o = FOUND IRON PIN

● = SET IRON PIN

⊙ = IRON ROD

Ⓟ = PROPERTY LINE HEREBY VACATED

Ⓐ = EASTERN MENNONITE UNIVERSITY, FORMERLY TRUSTEES OF EASTERN MENNONITE COLLEGE, INC., DB 434/396, AND DB 392/242

= ACCESS EASEMENT TO TM 93B1 (16) 39K

CURVE	RADIUS	ARC	CHORD	CHORD BRG	DELTA ANGLE
C1	54.00'	80.90'	73.54'	S 53°37'11" W	85°50'16"
C2	47.50'	57.91'	54.39'	S 55°42'49" W	69°51'12"
C3	50.00'	61.53'	57.72'	S 55°34'59" W	70°30'22"
C4	47.50'	71.16'	64.69'	S 53°37'11" W	85°50'16"
C5	112.50'	15.92'	15.91'	S 14°45'18" W	8°06'30"
C6	87.50'	34.46'	34.24'	S 07°31'40" W	22°33'47"
C7	74.00'	73.07'	70.13'	N 68°15'08" E	56°34'24"
C8	23.07'	27.32'	25.76'	N 64°35'12" E	67°51'57"
C9	20.57'	23.50'	22.24'	N 65°47'25" E	65°27'33"
C10	30.05'	51.05'	45.13'	S 54°11'57" W	97°20'16"
C11	47.53'	52.22'	49.63'	N 65°06'47" E	62°57'22"

TITLE INFORMATION		
NEW AREA 29,975 SQ. FT.		
PORTION OF TM 48 (A) 1	15,081 SQ. FT.	DB 112/489
PORTION OF TM 48 (A) 2	14,893 SQ. FT.	DB 392/242
NEW AREA 21,314 SQ. FT.		
ALL OF TM 48 (A) 3	10,354 SQ. FT.	DB 434/396
PORTION OF TM 48 (A) 2	10,961 SQ. FT.	DB 392/242

SEE SHEET 3 OF 5 FOR LINE TABLE

HILLCREST DRIVE

KING AT PARKVIEW LLC
TM 93B1 (16) 39J
DB 2733/445

KING AT PARKVIEW LLC
TM 51 (K) 2
DB 2733/445

HILLCREST DRIVE (30' R/W)

KING AT PARKVIEW LLC
TM 51 (K) 1
DB 2733/445

GAP

S 78°16'48" E 230.00'

PK NAIL SET

15' PUBLIC WATER & SEWER EASEMENT
DB 278/394

P. & M. LEAMAN
TM 93B1 (16) 39K
DB 2659/790

PERMANENT STORMWATER MANAGEMENT AND MAINTENANCE EASEMENT
A = 2,951 SQ. FT.
B = 813 SQ. FT.

VARIABLE WIDTH ACCESS EASEMENT TO 29,975 SQ. FT. LOT & PUBLIC PERMANENT WATER LINE EASEMENT

L. & K. ROTH
TM 93 (A) 102A
DB 3963/322

N 18°38'12" E 713.47'

550.11'

413.22'

S 18°48'33" W 332.68'

283.82'

ROCKINGHAM COUNTY, VIRGINIA
CITY OF HARRISONBURG, VIRGINIA

RESIDUE OF
EASTERN MENNONITE UNIVERSITY
FORMERLY TRUSTEES OF
EASTERN MENNONITE
SCHOOL INCORPORATED
TM 48 (A) 1
DB 112/489

PERMANENT SLOPE EASEMENT
5,358 SQ. FT.

166.46'
S 71°52'05" E

S 71°52'05" E 195.72'

VARIABLE WIDTH ACCESS EASEMENT TO 29,975 SQ. FT. LOT

S 18°07'55" W 152.26'

N 18°38'12" E 163.36'

PORTION OF TM 48 (A) 1 & TM 48 (A) 2
29,975 SQ. FT

143.05'
S 18°07'55" W

15.0'

PORTION OF TM 48 (A) 2 & TM 48 (A) 3
21,314 SQ. FT

R. & L. ROESCHLEY
TM 93 (A) 102
1958/146

J. & N. HESS
TM 48 (A) 4
DB 525/369

N 78°06'54" W 176.61'

J. & N. HESS
TM 48 (A) 5
DB 555/754

S 74°45'19" E 206.78'

261.07'

N 74°45'19" W 289.93'

S 74°46'09" E 121.98'

N 74°46'09" W 113.71'

7.24'

VILLIAGE SQUARE
SECTION 1
DB 451/540

PUBLIC PERMANENT WATER LINE EASEMENT
9,354 SQ. FT.

SMITH AVENUE (PRIVATE)

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 060815
DRAWING: 060815.dwg
CRD: 060815