

UTILITY CONTACTS:

ELECTRIC:
 APPALACHIAN POWER COMPANY
 P.O. BOX 2021
 ROANOKE VA 24022
 RIVER AVENUE SERVICE CENTER
 802 RIVER AVENUE
 ATTN. KEITH A. FREEMAN
 (540) 427-3643

CABLE TELEVISION:
 COX COMMUNICATIONS
 P.O. BOX 13726
 ROANOKE, VA 24036
 (540) 776-3844, EXT. 120
 (540) 776-8362 (FAX)

NATURAL GAS:
 ROANOKE GAS COMPANY
 P.O. BOX 13007
 ROANOKE, VA 24030
 ATTN. DONALD S. JONES
 (540) 983-3800
 (540) 777-3851
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WATER AND SEWER:
 WESTERN VIRGINIA WATER AUTHORITY
 2012 S. JEFFERSON STREET
 ROANOKE, VA 24014
 (540) 853-5700
 (540) 853-1600 (FAX)

TELEPHONE:
 VERIZON
 4843 OAKLAND BOULEVARD
 ROANOKE, VA 24012
 ATTN. WILLARD DIETZ
 (540) 265-7510
 (540) 265-2858 (FAX)

UTILITY NOTES:

1. CONTRACTOR TO CONFIRM LOCATION & INVERT OF EXISTING AND NEW SERVICE LINE PRIOR TO INSTALLATION.
2. CONTRACTOR TO CONTACT THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) PRIOR TO EXTENDING WATER & SEWER SERVICE LINES AND TO COORDINATE THE CONNECTION TO THE EXISTING WATER AND SEWER MAINS.
3. CLEAN-OUTS IN PAVEMENT OR SIDEWALK SHALL BE SET IN 6" DIAMETER CAST IRON VALVE BOX WITH TOP SET FLUSH WITH FINISHED PAVED GRADE.
4. GAS SERVICE LINE AND GAS METER IS SHOWN FOR GENERAL INFORMATION ONLY. EXACT LOCATION OF LINE AND METER TO BE DETERMINED BY ROANOKE GAS COMPANY.
5. UNLESS OTHERWISE NOTED, SANITARY SEWER LATERALS SHALL BE INSTALLED AT 1/4"/1" SLOPE (MIN.) FROM POINT C- CONNECTION TO BUILDING. CONTRACTOR TO CONFIRM INVERT OF EXISTING MAIN OR LATERAL PRIOR TO INSTALLATION OF LATERAL.
6. ALL WATER AND SEWER WORK SHALL CONFORM TO THE WESTERN VIRGINIA WATER AUTHORITY STANDARDS, LATEST EDITION.
7. WHERE APPLICABLE AND WHERE SHOWN, THE AREA OF OPEN CUT SHOWN IS MINIMUM REQUIRED TO INSTALL UTILITY LINES. CONTRACTOR SHALL BE REQUIRED TO REPLACE, IN ACCORDANCE WITH APPLICABLE DETAILS, ANY PAVEMENT DAMAGED OR REMOVED BY UTILITY INSTALLATION.
8. CONTRACTOR SHALL ENSURE THE EXISTING WATER AND SEWER SERVICES LINES WHICH RUN THROUGH THE SITE REMAIN IN SERVICE AT ALL TIMES UNLESS A SHUTDOWN IS APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY.
9. PRIVATE FIRE AND DOMESTIC PUMPS WILL BE REQUIRED TO PROVIDE AN ACCEPTABLE RATE OF FLOW AND PRESSURE TO UPPER LEVELS OF THE CONDOMINIUM BUILDING.
10. THE FIRE FLOWS SHOWN AT THE PROPOSED HYDRANTS ARE ONLY OBTAINABLE WITH THE USE OF A FIRE PUMP, AND ARE NOT OBTAINABLE UNDER NORMAL CONDITIONS.

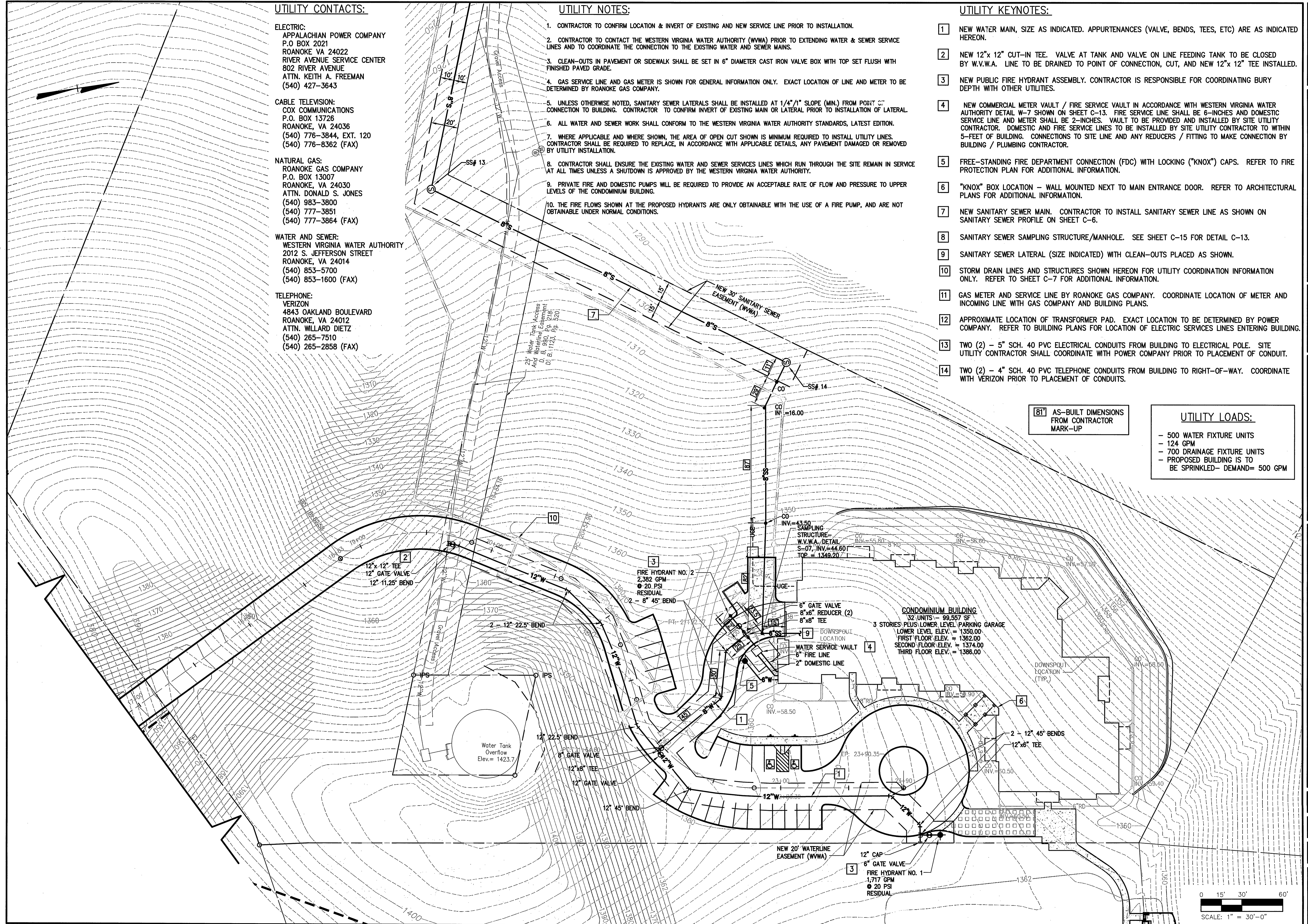
UTILITY KEYNOTES:

- 1 NEW WATER MAIN, SIZE AS INDICATED. APPURTENANCES (VALVE, BENDS, TEES, ETC) ARE AS INDICATED HEREON.
- 2 NEW 12"x 12" CUT-IN TEE. VALVE AT TANK AND VALVE ON LINE FEEDING TANK TO BE CLOSED BY W.V.W.A. LINE TO BE DRAINED TO POINT OF CONNECTION, CUT, AND NEW 12"x 12" TEE INSTALLED.
- 3 NEW PUBLIC FIRE HYDRANT ASSEMBLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING BURY DEPTH WITH OTHER UTILITIES.
- 4 NEW COMMERCIAL METER VAULT / FIRE SERVICE VAULT IN ACCORDANCE WITH WESTERN VIRGINIA WATER AUTHORITY DETAIL W-7 SHOWN ON SHEET C-13. FIRE SERVICE LINE SHALL BE 6-INCHES AND DOMESTIC SERVICE LINE AND METER SHALL BE 2-INCHES. VAULT TO BE PROVIDED AND INSTALLED BY SITE UTILITY CONTRACTOR. DOMESTIC AND FIRE SERVICE LINES TO BE INSTALLED BY SITE UTILITY CONTRACTOR TO WITHIN 5-FEET OF BUILDING. CONNECTIONS TO SITE LINE AND ANY REDUCERS / FITTING TO MAKE CONNECTION BY BUILDING / PLUMBING CONTRACTOR.
- 5 FREE-STANDING FIRE DEPARTMENT CONNECTION (FDC) WITH LOCKING ("KNOX") CAPS. REFER TO FIRE PROTECTION PLAN FOR ADDITIONAL INFORMATION.
- 6 "KNOX" BOX LOCATION - WALL MOUNTED NEXT TO MAIN ENTRANCE DOOR. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- 7 NEW SANITARY SEWER MAIN. CONTRACTOR TO INSTALL SANITARY SEWER LINE AS SHOWN ON SANITARY SEWER PROFILE ON SHEET C-6.
- 8 SANITARY SEWER SAMPLING STRUCTURE/MANHOLE. SEE SHEET C-15 FOR DETAIL C-13.
- 9 SANITARY SEWER LATERAL (SIZE INDICATED) WITH CLEAN-OUTS PLACED AS SHOWN.
- 10 STORM DRAIN LINES AND STRUCTURES SHOWN HEREON FOR UTILITY COORDINATION INFORMATION ONLY. REFER TO SHEET C-7 FOR ADDITIONAL INFORMATION.
- 11 GAS METER AND SERVICE LINE BY ROANOKE GAS COMPANY. COORDINATE LOCATION OF METER AND INCOMING LINE WITH GAS COMPANY AND BUILDING PLANS.
- 12 APPROXIMATE LOCATION OF TRANSFORMER PAD. EXACT LOCATION TO BE DETERMINED BY POWER COMPANY. REFER TO BUILDING PLANS FOR LOCATION OF ELECTRICAL SERVICES LINES ENTERING BUILDING.
- 13 TWO (2) - 5" SCH. 40 PVC ELECTRICAL CONDUITS FROM BUILDING TO ELECTRICAL POLE. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH POWER COMPANY PRIOR TO PLACEMENT OF CONDUIT.
- 14 TWO (2) - 4" SCH. 40 PVC TELEPHONE CONDUITS FROM BUILDING TO RIGHT-OF-WAY. COORDINATE WITH VERIZON PRIOR TO PLACEMENT OF CONDUITS.

81' AS-BUILT DIMENSIONS FROM CONTRACTOR MARK-UP

UTILITY LOADS:

- 500 WATER FIXTURE UNITS
- 124 GPM
- 700 DRAINAGE FIXTURE UNITS
- PROPOSED BUILDING IS TO BE SPRINKLED- DEMAND= 500 GPM



Revisions	Date	By	Check
1	1/12/11	W. THOMAS AUSTIN	
2	10/26/12	W. THOMAS AUSTIN	
3	3/20/13	W. THOMAS AUSTIN	

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Drawn By: ARB

Designed By: WTA/JEP

Checked By: WTA

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SOUTH PEAK CONDOMINIUM PROJECT
 SMITH/PACKETT MED-COM, LLC
 UTILITY PLAN
 WATER & SANITARY SEWER
 ROANOKE, VA

Vertical Scale:
 N/A

Horizontal Scale:
 1" = 30'

Commission Number:
 3101

Sheet No.:
C-5

0 15' 30' 60'
 SCALE: 1" = 30'-0"