

PHASE I GENERAL UTILITY NOTES:

1. THE LOCATION, DEPTH, AND ALIGNMENT OF EXISTING UNDERGROUND UTILITIES IS BASED UPON FIELD SURVEY, AVAILABLE RECORDS, OR AS LOCATED BY A UTILITY MARKING COMPANY AND SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE UTILITIES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON. CONTRACTOR SHALL CALL "MISS UTILITY" TO VERIFY LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION.
2. CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO CITY STANDARDS.
3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND INVERTS OF ALL EXISTING MANHOLES, GAS LINES, AND OTHER UTILITY LINES PRIOR TO THE START OF CONSTRUCTION.

PHASE I SPECIAL NOTES TO CONTRACTOR:

1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR SERVICE LINES.
2. LOCATION OF EXISTING GAS LINE IS UNKNOWN. CONTRACTOR SHALL CONTACT MISS UTILITY TO VERIFY LOCATION OF EXISTING GAS LINE.
3. CONTRACTOR SHALL USE EXTREME CAUTION DURING CONSTRUCTION TO NOT DISTURB EXISTING UTILITIES TO REMAIN.
4. ALL NEW UTILITIES TO BE INSTALLED UNDERGROUND. CONTRACTOR SHALL VERIFY LOCATIONS OF UTILITY ENTRANCE/EXITS TO BUILDING WITH ARCHITECTURAL PLANS. ROOF MOUNTED EQUIPMENT IS TO BE SCREENED BY BUILDING DESIGN. GROUND MOUNTED EQUIPMENT SHALL MEET THE REGULATIONS OF 36.2-205 & 36.2-649.
5. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL CONTACT THE AUTHORITY INSPECTOR AT 537-3460.

PHASE I SANITARY SEWER NOTES:

- SS#1: CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF MANHOLES PRIOR TO CONSTRUCTION.
- SS#2: STRUCTURE S-1.0 TO BE A STANDARD MANHOLE ON THE EXISTING SEWER LINE. CONTRACTOR SHALL REMOVE ALL EXISTING SANITARY SEWER PIPE AND STRUCTURES UPSTREAM OF STR. S-1.0.
- SS#3: CONTRACTOR SHALL PROVIDE 6" STUBS FOR FUTURE PHASE 2, PHASE 3, AND PHASE 4 DEVELOPMENT. CAP CLEANOUTS A MIN. OF 2.0' ABOVE FINISH GRADE.
- SS#4: MAINTAIN MINIMUM 3.0' COVER ON SEWER LINE.

PHASE I WATERLINE NOTES:

- WL#1: CONTACT THE WATER AUTHORITY TO SCHEDULE THE WATER CONNECTION IN HUFF LANE. LAYOUT OF PROPOSED 12" LINE PLANS FOR FUTURE LOOP.
- WL#2: CONTRACTOR SHALL PROVIDE 4" STUB FOR FUTURE PHASE 2 DEVELOPMENT AND 6" STUB FOR FUTURE PHASE 3 DEVELOPMENT.
- WL#3: MAINTAIN MINIMUM 3.0' COVER ON WATER LINE.
- WL#4: WATERLINE INSTALLED UNDER STORM CROSSINGS SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF ONE PIPE JOINT EACH SIDE OF THE CROSSING. PIPE CONNECTIONS SHALL CONFORM TO WWA CONSTRUCTION STANDARDS. REFERENCE PROFILES FOR LOCATIONS!

PHASE I ELECTRIC NOTES:

1. CONTRACTOR SHALL INSTALL CONDUIT TO PLAN FOR FUTURE DEVELOPMENT OF PHASE II AND PHASE IV.
2. CONDUIT TO BE INSTALLED UNDER STORM PIPE. MAINTAIN 18" VERTICAL SEPARATION BETWEEN CONDUIT AND BOTTOM OF STORM PIPE.
3. UTILITY POLE ALONG VALLEY VIEW TO BE RELOCATED. CONTRACTOR SHALL COORDINATE WITH AEP.

PHASE I SITE UTILITY LEGEND

- MH** PROPOSED SEWER MANHOLE.
- SS** PROPOSED 6" SDR-35.
- CO** PROPOSED SANITARY SEWER CLEANOUT, TYP.
- FH** PROPOSED FIRE HYDRANT.
- WM** EXISTING 3" WATER METER.
- GV** PROPOSED GATE VALVE. SEE PLAN FOR SIZE.
- TEE** PROPOSED TEE. SEE PLAN FOR SIZE.
- WL** PROPOSED WATER LINE. PIPE SIZE 4" AND LARGER TO BE C-900, UNLESS OTHERWISE SPECIFIED. SEE WL#4 AND WATERLINE PROFILE!
- UE** PROPOSED CONDUIT FOR FUTURE UNDERGROUND ELECTRIC. CONTRACTOR TO INSTALL 2 RUNS OF 4" CONDUIT. COORDINATE W/ AEP FOR RELOCATION OF UTILITY POLE.

PHASE I SITE SPECIFIC FIRE MARSHALL NOTES:

- FM#1: THE FIRE FLOW REQUIREMENT FOR FUTURE PHASES WILL BE 2,000 GPM WITH 20 PSI RESIDUAL PRESSURE FOR A FIVE STORY HOTEL AND A RESTAURANT. THE PLANNED FIRE PROTECTION INCLUDES: AN AUTOMATED SPRINKLER SYSTEM AND THREE (3) PROPOSED HYDRANTS.
- FM#2: IMPROVEMENTS ARE PLANNED TO THE EXISTING HUFF LANE SYSTEM. SEE THE OFF-SITE WATERLINE IMPROVEMENTS PLAN SHEET. BASED ON AN ANALYSIS PROVIDED BY THE WWA, THE UPGRADED FLOWS FOR THE EXISTING FIRE HYDRANTS ARE AS FOLLOWS:

EX. FIRE HYDRANT #1:
WEST SIDE OF HUFF LANE
EAST OF DEVELOPMENT
WWA HYDRANT ID 12892
STATIC: 79 PSI
RESIDUAL: 13 PSI AT 1922 GPM
GPM @ 20 PSI: 1,807 GPM
NOTE: THIS HYDRANT IS NOT USED AS FIRE PROTECTION FOR THE DEVELOPMENT; ONLY PROVIDED FOR REFERENCE.

FM#3: THREE FIRE HYDRANTS ARE PLANNED AS PART OF PHASE I CONSTRUCTION TO MEET SPACING AND FLOW REQUIREMENTS. THE ANTICIPATED STATIC PRESSURES AND FLOWS FOR THE PROPOSED FIRE HYDRANTS ARE AS FOLLOWS:

FIRE HYDRANT #2:
LOCATED ON PARCEL 1, TOWARDS THE EAST
STATIC: 78 PSI
GPM @ 20 PSI: 1,647 GPM
GPM @ 0 PSI: 1,974 GPM

FIRE SUPPRESSION SYSTEM FOR PARCEL 1 HOTEL:
GPM @ 20 PSI: 1,642 GPM

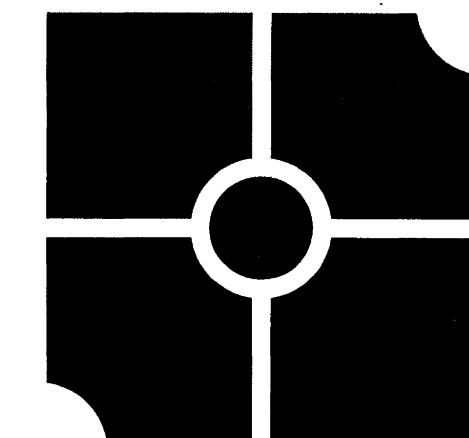
FIRE HYDRANT #3:
LOCATED ON PARCEL 1, NEAR THE NORTHERN ENTRANCE
STATIC: 80 PSI
GPM @ 20 PSI: 1,640 GPM
GPM @ 0 PSI: 1,959 GPM

FIRE SUPPRESSION SYSTEM FOR PARCEL 2 RESTAURANT:
GPM @ 20 PSI: 1,633 GPM

FIRE HYDRANT #4:
LOCATED ON PARCEL 3, NEAR THE SOUTHERN ENTRANCE
STATIC: 80 PSI
GPM @ 20 PSI: 1,623 GPM
GPM @ 0 PSI: 1,939 GPM

FIRE SUPPRESSION SYSTEM FOR PARCEL 3 HOTEL:
GPM @ 20 PSI: 1,620 GPM

FM#4: FIRE LANES ARE PLANNED FOR THIS DEVELOPMENT. SEE EACH PHASE SHEET FOR FIRE LANE LOCATIONS.



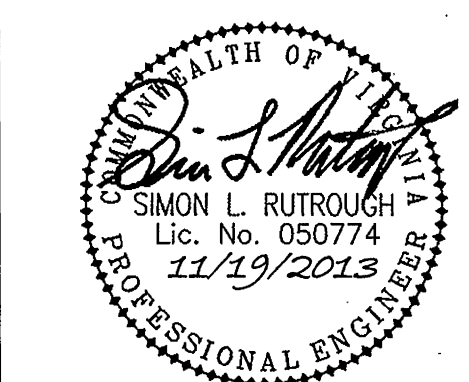
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Valley View Suites
Prepared for NRDA II, LLC
Portion of Tax No. 2370101
City of Roanoke, VA

Comprehensive Development Plan
Phases I-III
Subdivision Site Plan
Phases I-IV

REVISIONS:
Address Comments & Modify Phasing
SLR 10-18-2013
Address Comments
SRB/SLR 2013-11-11

DESIGNED BY: SLR
DRAWN BY: SRB/SLR
CHECKED BY: SLR
SCALE: 1" = 30'
DATE: 17 June 2013

SHEET TITLE:
Phase 1
Utility
Plan

C06
06 OF 32
PROJECT NUMBER:
11-0140-07