

PHASE II SITE UTILITY LEGEND

- SS** PROPOSED 6" SDR-35.
- CO** PROPOSED SANITARY SEWER CLEANOUT, TYP.
- GT** PROPOSED 2,000 GAL. GREASE TRAP.
- PIV** PROPOSED POST INDICATOR VALVE.
- WV** PROPOSED WATER VAULT W/ 4" DETECTOR CHECK AND 2" METER.
- WM** 2" WATER METER IN VAULT.
- WL** PROPOSED WATER LINE. PIPE SIZE 4" AND LARGER TO BE C-900. DOMESTIC SERVICE LINE TO BE 2" CTS.
- UE** PROPOSED UNDERGROUND ELECTRIC. CONTRACTOR TO INSTALL 2 RUNS OF 4" CONDUIT. COORDINATE W/ AEP FOR SERVICE.

PHASE II 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 II 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 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 II SANITARY SEWER NOTES:

- SS#1:** CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF MANHOLES PRIOR TO CONSTRUCTION.
- SS#2:** CONNECT TO CLEANOUT S-2.0. INSTALL TRAFFIC BEARING CLEANOUT TOP.
- SS#3:** MAINTAIN MINIMUM 3.0' COVER ON SEWER LINE.

PHASE II WATERLINE NOTES:

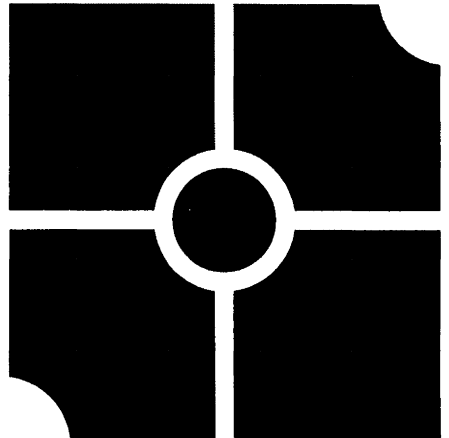
- WL#1:** NEW COMMERCIAL METER VAULT TO BE INSTALLED WITH 4" DETECTOR CHECK AND 2" METER. UTILIZE EXISTING 4" STUB!
- WL#2:** MAINTAIN MINIMUM 3.0' COVER ON WATER LINE.
- WL#3:** CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL COMPONENTS OF THE WATER SERVICE BETWEEN THE 4" STUB AND THE BUILDING. COORDINATE W/ THE WVWA FOR INSTALLATION OF THE 2" METER.
- WL#4:** INSTALL PIV ON FIRE SUPPRESSION LINE. (KENNEDY VALVE CO. MODEL #2945)

PHASE II ELECTRIC NOTES:

1. CONNECT TO CONDUIT STUB INSTALLED AS PART OF PHASE I.
2. COORDINATE WITH AEP FOR ELECTRIC SERVICE.

PHASE II SITE SPECIFIC FIRE MARSHALL NOTES:

- FM#1:** THE USE GROUP CLASSIFICATION OF THE PROPOSED CONSTRUCTION FOR PHASE II IS A-2. THE PROPOSED CONSTRUCTION IS ONE STORY; THE FIRE FLOW REQUIREMENT IS 2,000 GPM WITH 20 PSI RESIDUAL PRESSURE. THE PLANNED FIRE PROTECTION INCLUDES: AN AUTOMATED SPRINKLER SYSTEM AND THREE (3) HYDRANTS TOTALING MORE THAN 2,000 GPM.
- FM#2:** FIRE HYDRANTS TO BE INSTALLED AS PART OF PHASE I DEVELOPMENT TO MEET REQUIREMENTS. SEE PHASE I UTILITY PLAN FOR FIRE FLOW INFORMATION.
- FM#3:** THE FIRE DEPARTMENT CONNECTION (FDC) TO BE INSTALLED ON THE VALLEY VIEW BLVD STREET SIDE OF THE BUILDING. SEE ARCHITECTURAL PLANS. THE FDC SHALL HAVE LOCKABLE CAPS KEYED TO THE ROANOKE FIRE-EMS SYSTEM.
- FM4:** A FIRE ALARM IS PLANNED. A KNOX BOX (3200 SERIES) SHALL BE INSTALLED AT THE ENTRY OF THE BUILDING. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- FM5:** FIRE LANES ARE PLANNED FOR THIS PHASE. SEE PHASE II SITE DIMENSIONAL PLAN FOR SIGNS SHOWING FIRE LANE LOCATIONS.
- FM6:** CONTRACTOR TO INSTALL POST INDICATOR VALVE (PIV) ON FIRE LINE ADJACENT TO THE FIRE VAULT. (Kennedy Valve Co. Model #2945)



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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 10-10-2013
Address Comments
SRG/SLR 2013-11-18

DESIGNED BY: SLR

DRAWN BY: SLR/PJB

CHECKED BY: SLR

SCALE: 1" = 20'

DATE: 17 June 2013

SHEET TITLE:
**Phase 2
Utility
Plan**

C10
10 OF 32
PROJECT NUMBER:
11-0140-07