

CONTRACTOR TO INSTALL 2 RUNS OF 4" CONDUIT FROM UTILITY POLE TO TRANSFORMER LOCATION PRIOR TO INSTALLING STORM PIPE OR WALL. PROVIDE MINIMUM 18" SEPARATION BELOW BOTTOM OF WALL AND BELOW STORM PIPE.

CONNECT TO EXISTING 6" CLEANOUT.

MERIDIAN OF SITE PLANE COORDINATES VIRGINIA SOUTH NAD-83

TRANSFORMER LOCATION

Proposed Hotel

EXTEND FIRE PROTECTION LINE AS REQUIRED

WATER VAULT W/ 6" DETECTOR CHECK. SEE WATER DETAILS.

FDC ON BUILDING WITHIN 100' OF FH#3

### PHASE III 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 III 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 III SANITARY SEWER NOTES:

- SS#1: CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF MANHOLES PRIOR TO CONSTRUCTION.
- SS#2: CONNECT TO CLEANOUT S-1.2. INSTALL TRAFFIC BEARING CLEANOUT TOP.
- SS#3: MAINTAIN MINIMUM 3.0' COVER ON SEWER LINE.

### PHASE III WATERLINE NOTES:

- WL#1: NEW COMMERCIAL METER VAULT TO BE INSTALLED WITH 6" DETECTOR CHECK. UTILIZE EXISTING 6" 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 6" STUB AND THE BUILDING AND THE EXISTING 3" METER AND THE BUILDING.
- WL#4: INSTALL PIV ON FIRE SUPPRESSION LINE. (KENNEDY VALVE CO. MODEL #2945)

### PHASE III ELECTRIC NOTES:

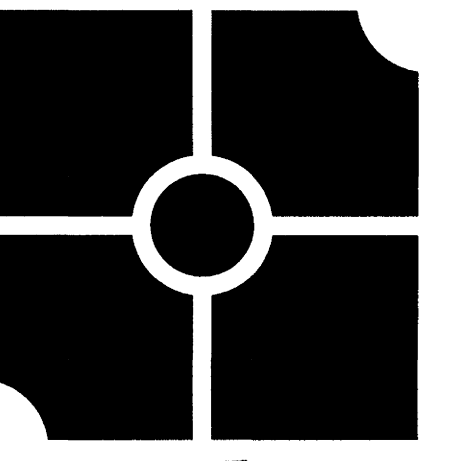
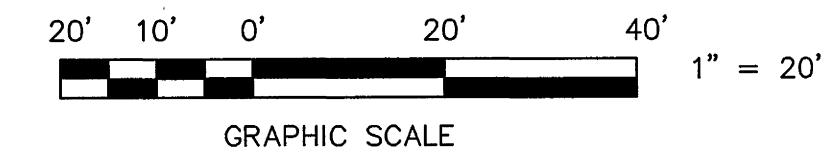
1. INSTALL CONDUIT UNDER WALL FOOTER AND STORM PIPE. MAINTAIN 18" VERTICAL SEPARATION.
2. COORDINATE WITH AEP FOR ELECTRIC SERVICE.

### PHASE III SITE SPECIFIC FIRE MARSHALL NOTES:

- FM#1: THE USE GROUP CLASSIFICATION OF THE PROPOSED CONSTRUCTION FOR PHASE III IS R-1. THE PROPOSED CONSTRUCTION IS FIVE STORIES; 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 STREET SIDE OF THE BUILDING, SEE ARCHITECTURAL PLANS. THE FDC SHALL HAVE LOCKABLE CAPS KEYS TO THE ROANOKE FIRE-EMS SYSTEM.
- FM#4: A FIRE ALARM IS PLANNED. A KNOX BOX (3200 SERIES) SHALL BE INSTALLED AT THE ENTRY OF THE BUILDING. SEE ARCHITECTAL PLANS FOR ADDITIONAL INFORMATION.
- FM#5: FIRE LANES ARE PLANNED FOR THIS PHASE. SEE PHASE III SITE DIMENSIONAL PLAN FOR SIGNS SHOWING FIRE LANE LOCATIONS.
- FM#6: CONTRACTOR TO INSTALL POST INDICATOR VALVE (PIV) ON FIRE LINE ADJACENT TO THE FIRE VAULT. (Kennedy Valve Co. Model #2945)

### PHASE III 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.
- WW PROPOSED WATER VAULT W/ 6" DETECTOR CHECK.
- WM EXISTING 3" METER.
- WL PROPOSED WATER LINE. PIPE SIZE 4" AND LARGER TO BE; C-900. 3" DOMESTIC SERVICE TO BE PVC. LINE SERVING YARD HYDRANT TO BE 1" CTS. \* YH = YARD HYDRANT
- UE PROPOSED UNDERGROUND ELECTRIC. CONTRACTOR TO INSTALL 2 RUNS OF 4" CONDUIT. COORDINATE W/ AEP FOR SERVICE.



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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 11-26-2013

DESIGNED BY: SLR  
DRAWN BY: SLR/PJB  
CHECKED BY: SLR  
SCALE: 1" = 20'  
DATE: 17 June 2013

SHEET TITLE:  
**Phase 3  
Utility  
Plan**

**C13**  
13 OF 32  
PROJECT NUMBER:  
11-0140-07