

RED CARPET INN DEVELOPMENT

OMKAR, LLC
PARKERSBURG, WEST VIRGINIA



PROJECT SUMMARY:

THIS SCOPE OF THIS PROJECT INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:

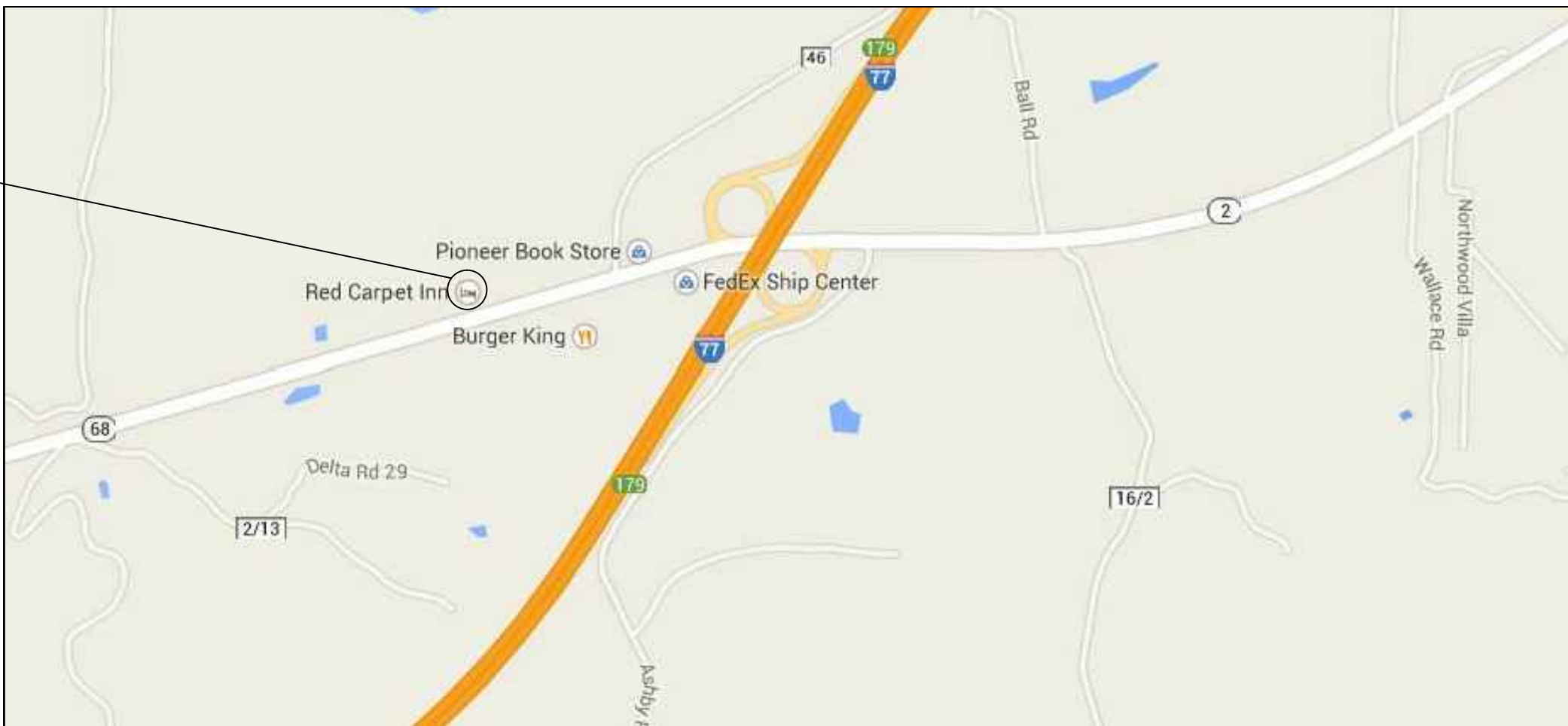
CLEARING AND GRUBBING, DEMO OF EXISTING CONDITIONS, SITE UTILITY RELOCATIONS, GRADING, TEMPORARY AND PERMANENT SEEDING, ALONG WITH CONSTRUCTION AND MAINTENANCE OF ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES IN ORDER TO BE IN COMPLIANCE WITH THE NPDES CONSTRUCTION STORMWATER PERMIT.

INDEX OF DRAWINGS:

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C101	MASTER PLAN
C102	GRADING/SEDIMENT & EROSION CONTROL PLAN (1 OF 2)
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C106	GRADING GRID PLAN (2 OF 2)
C200	PROFILES
C500	SECTIONS AND DETAILS

UNDERGROUND UTILITIES		
	2 WORKING DAYS	
BEFORE YOU DIG		
CALL TOLL FREE: 800-245-4848		
MISS UTILITY		
NON-MEMBERS MUST BE CALLED DIRECTLY		

OMKAR, LLC
RED CARPET INN SITE
3336 EMERSON AVENUE
PARKERSBURG, WEST VIRGINIA



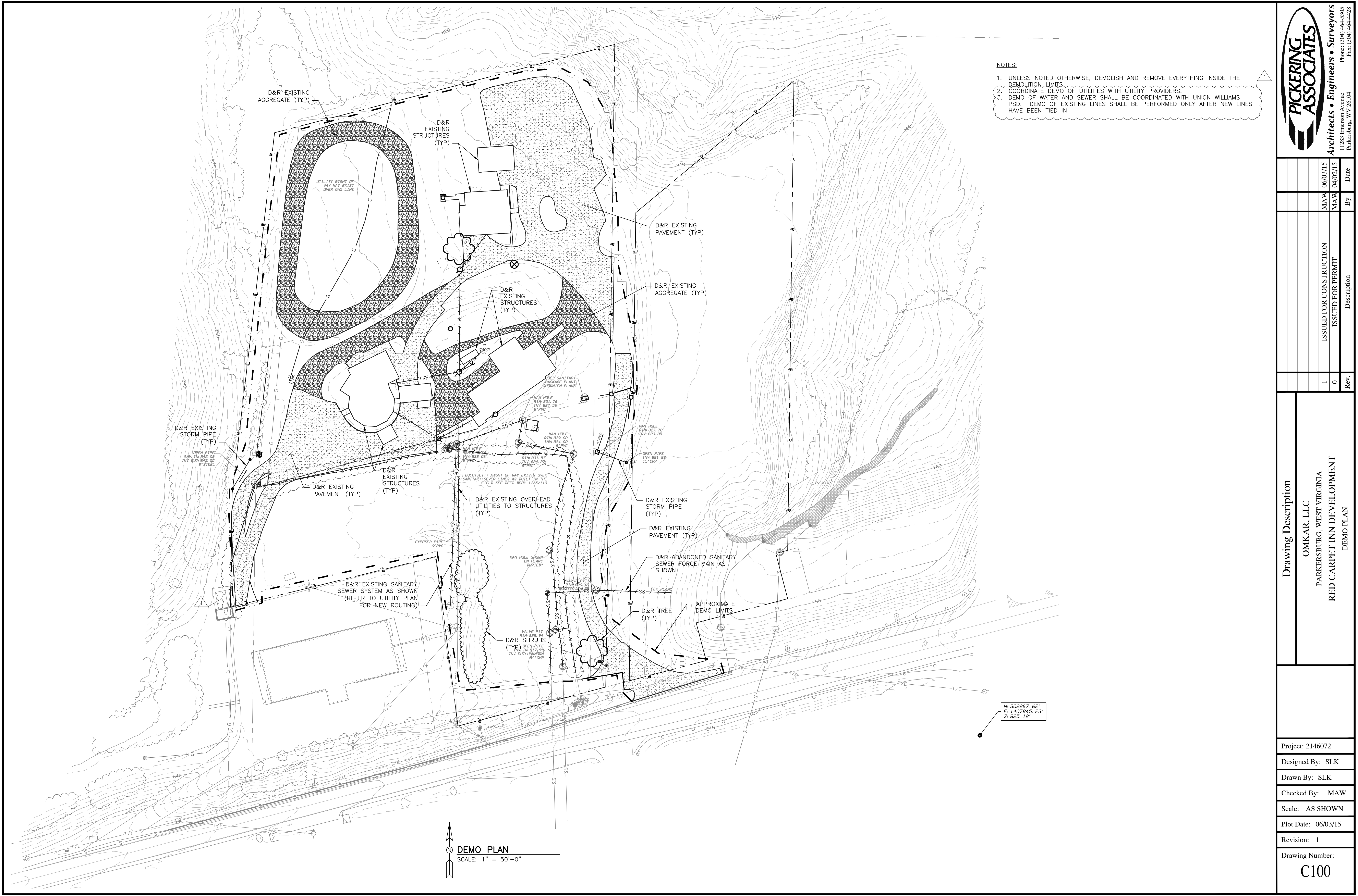
PROJECT LOCATION

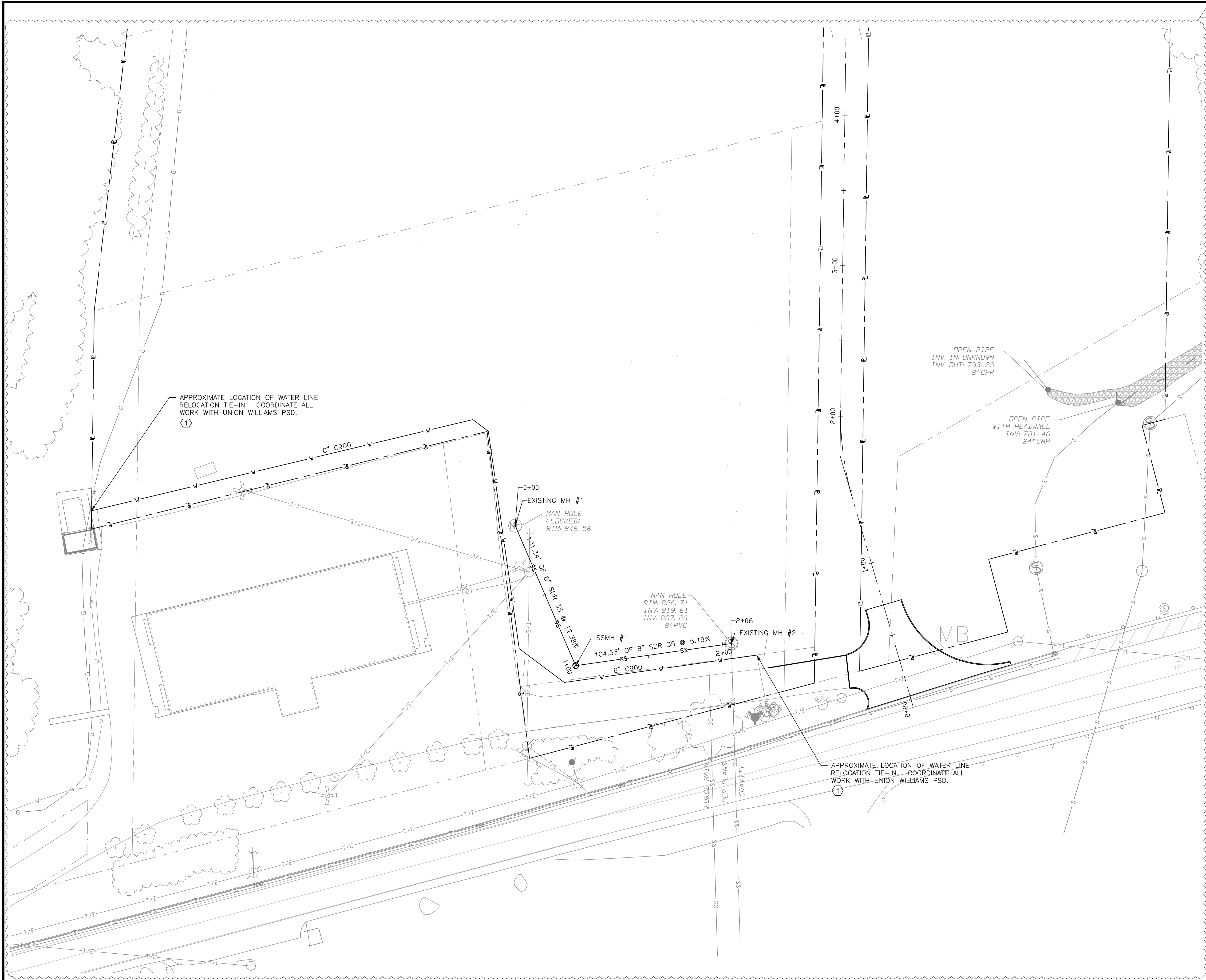


Architects • Engineers • Surveyors

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CONSTRUCTION
DOCUMENTS
JUNE 3, 2015
2146072





- A. GENERAL**
1. ALL UTILITY CONSTRUCTION SHALL BE COORDINATED AND APPROVED BY THE RESPECTIVE UTILITY COMPANY.
 2. ALL WORK TO REMOVE/ADJUST ABANDONED SERVICE VALVE BOXES, METER PITS, AND VALVES TO ACCOMMODATE PROJECT FINISH GRADES SHALL BE COORDINATED WITH AND APPROVED BY THE RESPECTIVE UTILITY PROVIDER. ALL COSTS ASSOCIATED WITH CORRESPONDING WORK SHALL BE INCIDENTAL TO THE PROJECT BID.
 3. MINIMUM CLEARANCES AROUND AND BETWEEN ALL UTILITIES (MAIN AND SERVICE LINES) AND STORM SEWERS SHALL BE MAINTAINED IN ACCORDANCE WITH UTILITY PROVIDER REQUIREMENTS AND THE APPLICABLE CODES AND REQUIREMENTS OF GOVERNING AUTHORITY HAVING JURISDICTION. AT A MINIMUM, THE FOLLOWING CLEARANCES SHALL BE MAINTAINED: GAS-18", ELECTRIC WITHOUT CONCRETE-12", WATER OVER SANITARY-18", AND OTHER-6".
 4. MAIN CAPACITY VERIFICATIONS ARE BEYOND THE SCOPE OF THESE PLANS, HAVE NOT BEEN CHECKED, AND SHOULD BE VERIFIED WITH THE RESPECTIVE UTILITY PROVIDER.
 5. THE OWNER AND UTILITY PROVIDER SHALL BE CONSULTED AND COORDINATED WITH CONCERNING ALL WORK ASSOCIATED WITH PROPOSED UTILITIES, MODIFICATIONS/RELOCATIONS OF EXISTING UTILITIES, AND/OR REMOVAL/ABANDONMENT OF EXISTING UTILITIES. ALL UTILITY CONSTRUCTION SHALL ACCOMMODATE PROJECT FINISH GRADES.
 6. ALL COSTS ASSOCIATED WITH PERMITTING, INCLUDING BUT NOT LIMITED TO SITE PERMITS, UTILITY AND DIGGING/BACKFILL COORDINATION, AND MAIN CONNECTIONS SHALL BE INCLUDED IN THE PROJECT BID.
 7. WORK EXTENTS (DIVISION BETWEEN GC, PC, MC, AND EC) SHALL BE CLEARLY IDENTIFIED WITH BID.

- B. WATER SERVICE**
1. WATER LINE CONSTRUCTION SHALL FOLLOW UNION WILLIAMS PUBLIC SERVICE DISTRICT (UWPSD) SPECIFICATIONS/ORDINANCES, THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE, AND REQUIREMENTS OF THE GOVERNING AUTHORITY HAVING JURISDICTION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PROPER PERMITS AND/OR TAP FEES. THE PERMIT AND/OR TAP FEE SHALL BE SECURED BEFORE ANY WATERLINE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL INCLUDE THE PERMIT AND/OR TAP FEE IN THE BID SUM.
 3. TAPPING OF EXISTING MAIN SERVICE LINE IS TO BE INSPECTED BY UWPSD PERSONNEL.
 4. ALL WATERLINE PIPING AND FITTINGS SHALL CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE REQUIREMENTS FOR WATER SERVICE PIPE. WATERLINE PIPE MATERIAL SHALL BE PVC C900 AND SHALL HAVE A 48" MINIMUM COVER.
 5. THE SERVICE LINE PIPE MUST BE INSPECTED BY UWPSD PERSONNEL BEFORE ANY BACKFILLING OF EXCAVATION IS PERFORMED.
 6. BACKFILL MATERIAL SHALL CONSIST OF FINE SUITABLE MATERIAL NO LARGER THAN 3/4" IN DIAMETER. ALL MATERIAL SHALL BE FREE OF CINDERS, ASHES, REFUSE, DEBRIS, VEGETABLE OR OTHER ORGANIC MATERIAL.
 7. ALL WATERLINE BENDS SHALL BE RESTRAINED USING CONCRETE THRUST BLOCKS AS SCHEDULED.

- C. SANITARY SERVICE**
1. SANITARY SEWER SERVICE LINE CONSTRUCTION SHALL FOLLOW UNION WILLIAMS PUBLIC SERVICE DISTRICT (UWPSD) SPECIFICATIONS/ORDINANCES, THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE, AND REQUIREMENTS OF THE GOVERNING AUTHORITY HAVING JURISDICTION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PROPER PERMITS AND/OR TAP FEES FOR THE CUSTOMER SERVICE PIPE CONNECTION TO THE MAIN SEWER. THE PERMIT AND/OR TAP FEES SHALL BE SECURED BEFORE ANY SEWER CONSTRUCTION BEGINS. THE CONTRACTOR SHALL INCLUDE THE PERMIT AND/OR TAP FEES IN BID SUM.
 3. TAPPING OF SANITARY SEWER MAIN LINES AND MANHOLES IS TO BE DONE UNDER THE DIRECTION OF UWPSD PERSONNEL.
 4. SANITARY LINE PIPING MATERIALS SHALL BE PVC ASTM D-2241 SDR 35 WITH ASTM D3212 FITTINGS. THE SERVICE LINE SHALL HAVE A 48" MINIMUM COVER.
 5. THE SANITARY LINE PIPE MUST BE INSPECTED BY UWPSD PERSONNEL BEFORE ANY BACKFILLING OF EXCAVATION IS PERFORMED.
 6. BACKFILL TO THE TOP OF PVC PIPE MUST BE WITH GRAVEL OR SLAG NO LARGER THAN 3/4" INCH, CRUSHER RUN, OR COMPACTED CLEAN SAND. PVC PIPING IS TO BE INSTALLED WITH THE ASTM NUMBER VISIBLE ON TOP OF THE PIPE FOR INSPECTION.
 7. THE SANITARY SEWER LINE SHALL BE PROVIDED WITH MANHOLES AND CLEANOUTS IN ACCORDANCE WITH MWPSD STANDARDS LOCATED WHERE SHOWN ON THE DRAWINGS. CLEANOUTS SHALL BE INSTALLED TO OPEN TO ALLOW CLEANING IN THE DIRECTION OF THE FLOW OF THE DRAINAGE PIPE OR AT RIGHT ANGLES THERETO. CLEANOUTS ON 6 INCH AND SMALLER PIPES SHALL BE PROVIDED WITH A CLEARANCE OF NOT LESS THAN 18 INCHES FOR RODDING. THE MINIMUM SIZE OF THE CLEANOUT SHALL BE 4 INCHES.

- D. ELECTRICAL AND COMMUNICATIONS SERVICE**
1. SCHEDULED DEMOLITION/INSTALLATIONS SHALL BE COORDINATED WITH THE POWER COMPANY, TELEPHONE COMPANY, AND CABLE COMPANY. ALL DEMOLITION/INSTALLATION ACTIVITY SHALL BE IN ACCORDANCE WITH THE RESPECTIVE UTILITY PROVIDER STANDARDS AND REQUIREMENTS.
 3. IT SHALL BE ENSURED ALL ELECTRICAL AND COMMUNICATION CONDUIT INSTALLATIONS ARE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE STATE AND LOCAL CODES AND STANDARDS.

CODED NOTES:

1. CONTRACTOR SHALL COORDINATE WATERLINE RELOCATION WITH UNION WILLIAMS PSD IN ORDER TO MINIMIZE SERVICE INTERRUPTIONS TO OTHER WATER CUSTOMERS.

UTILITY PLAN
SCALE: 1" = 30'-0"

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Parkersburg, WV 26104
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Rev.	By	Date	Description
1	MAW	06/03/15	ISSUED FOR CONSTRUCTION
0	MAW	04/02/15	ISSUED FOR PERMIT

Drawing Description
OMKAR, LLC PARKERSBURG, WEST VIRGINIA RED CARPET INN DEVELOPMENT UTILITY PLAN

Project: 2146072
Designed By: SLK
Drawn By: SLK
Checked By: MAW
Scale: AS SHOWN
Plot Date: 06/03/15
Revision: 1
Drawing Number: C104



GRADING GRID PLAN
SCALE: 1" = 30'-0"

LEGEND

EXCAVATION

EMBANKMENT

25.00' (TYP)

GRID POINT

GRADING GRID

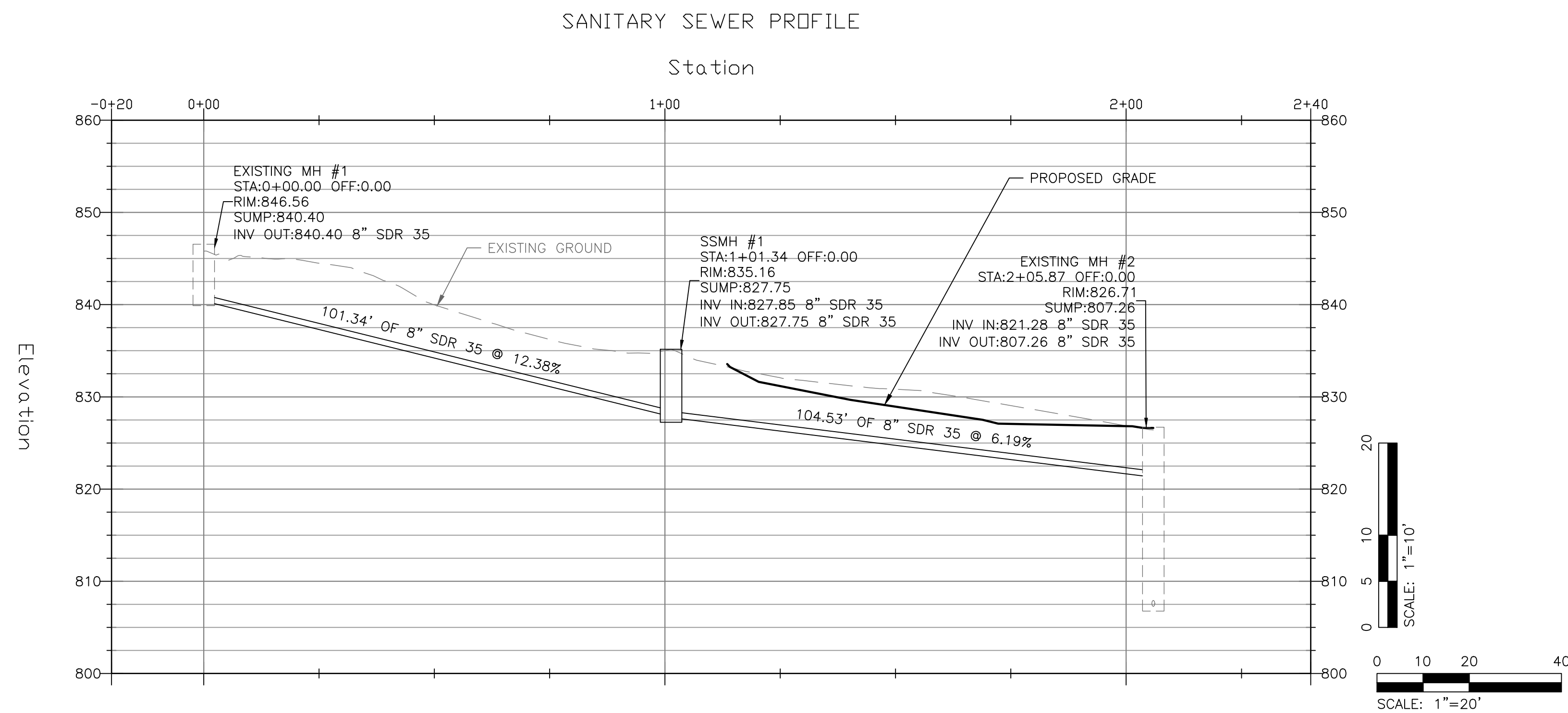
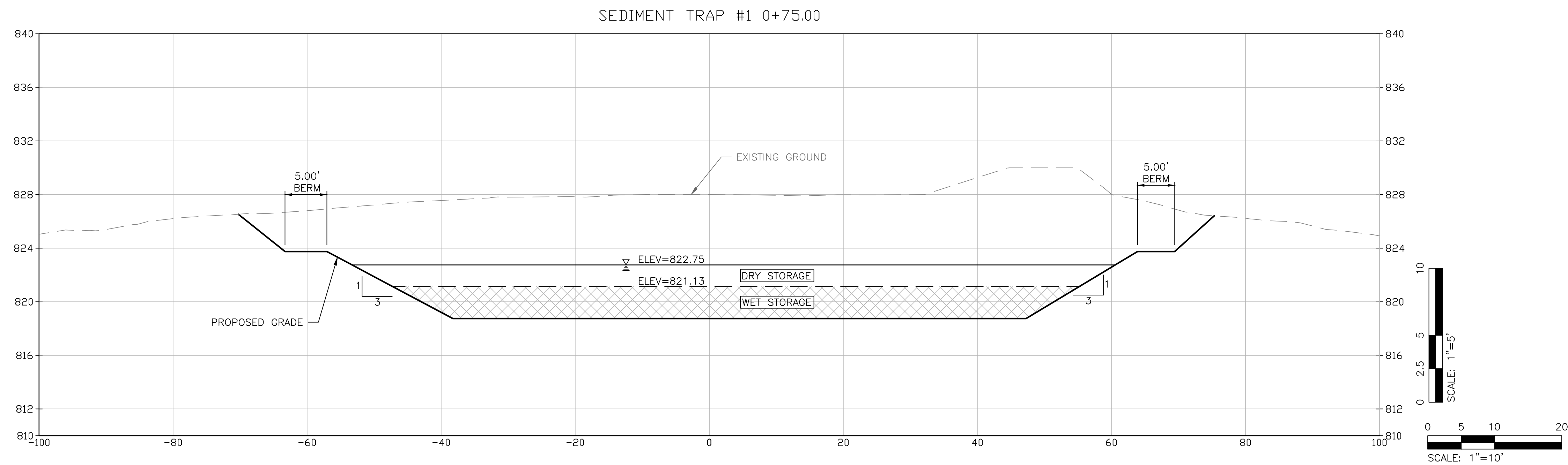
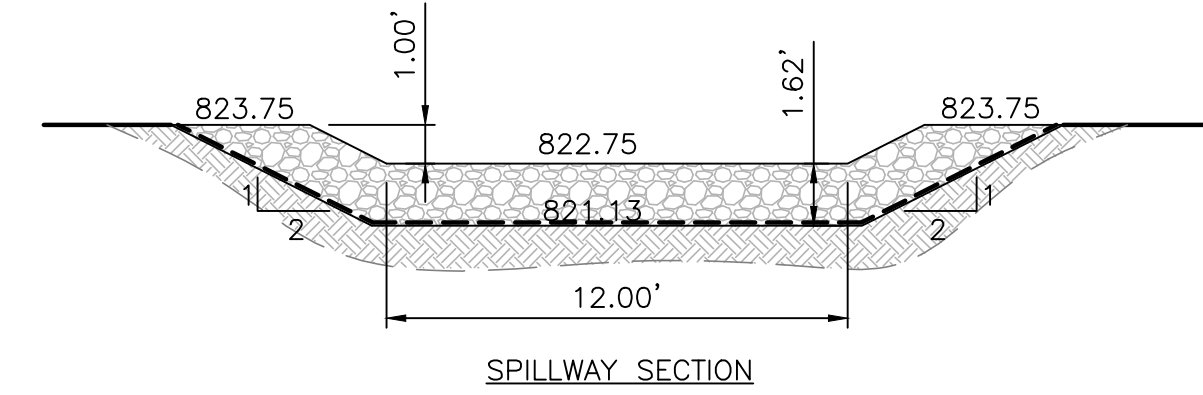
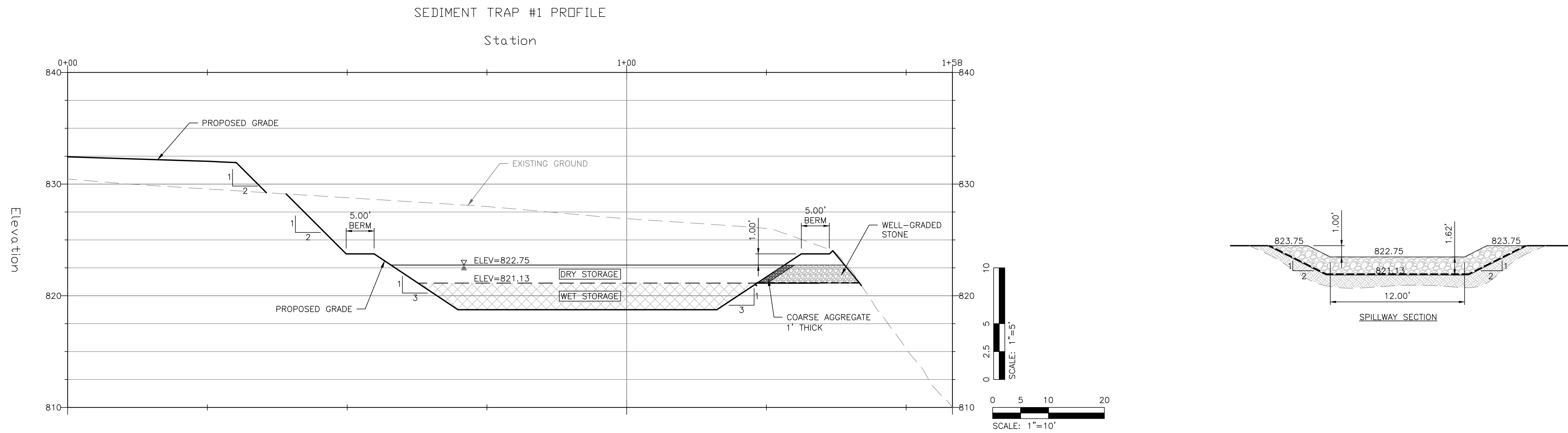
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ISSUED FOR CONSTRUCTION		Drawing Description	
By		OMKAR, LLC	
Date		PARKERSBURG, WEST VIRGINIA	
MAW		RED CARPET INN DEVELOPMENT	
06/03/15		GRADING GRID PLAN (1 OF 2)	
Rev.		Description	
0		0	
By		0	
Date		0	

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Drawing Description

OMKAR, LLC

PARKERSBURG, WEST VIRGINIA

RED CARPET INN DEVELOPMENT

PROFILES

Project: 2146072

Designed By: SLK

Drawn By: SLK

Checked By: MAW

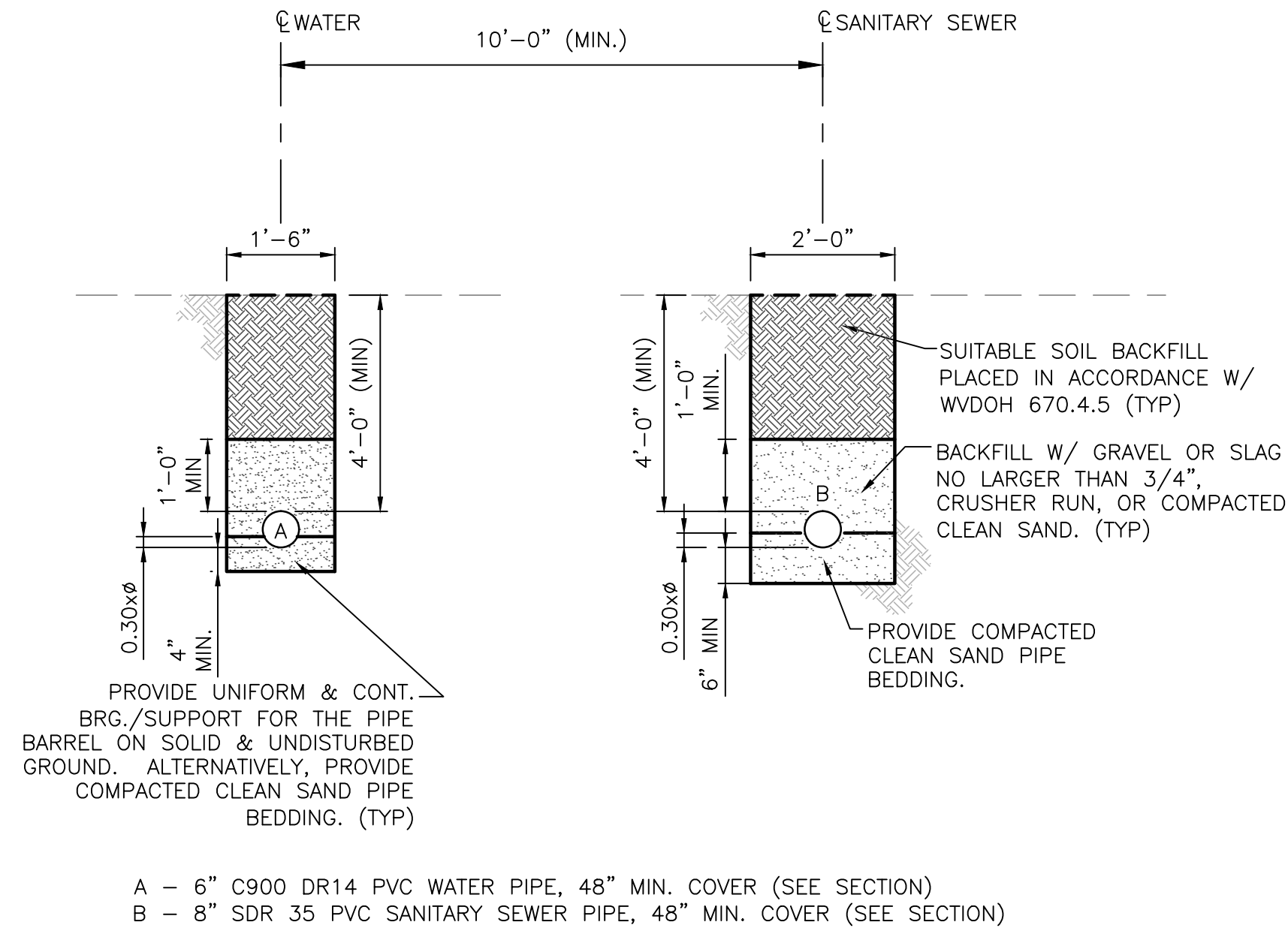
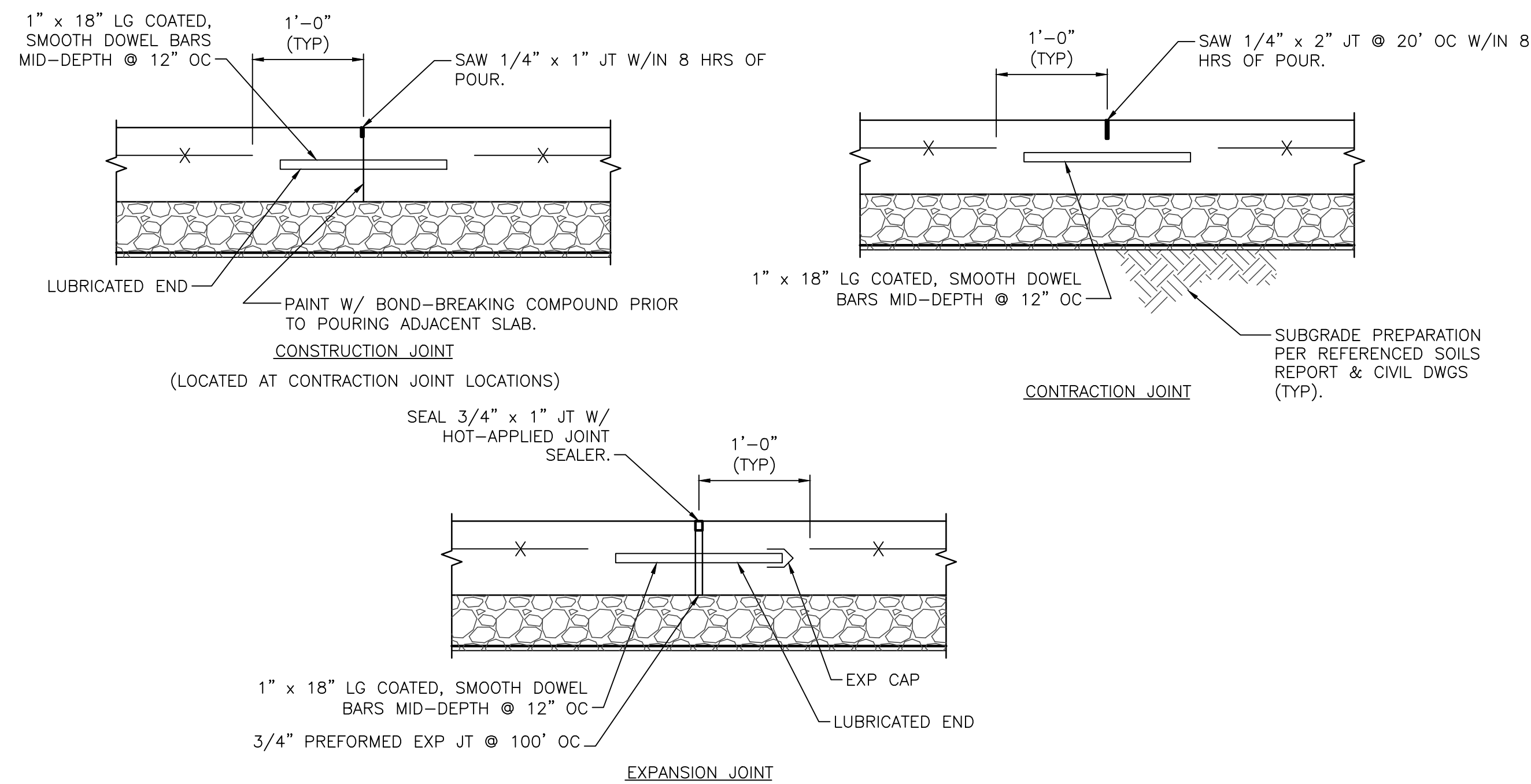
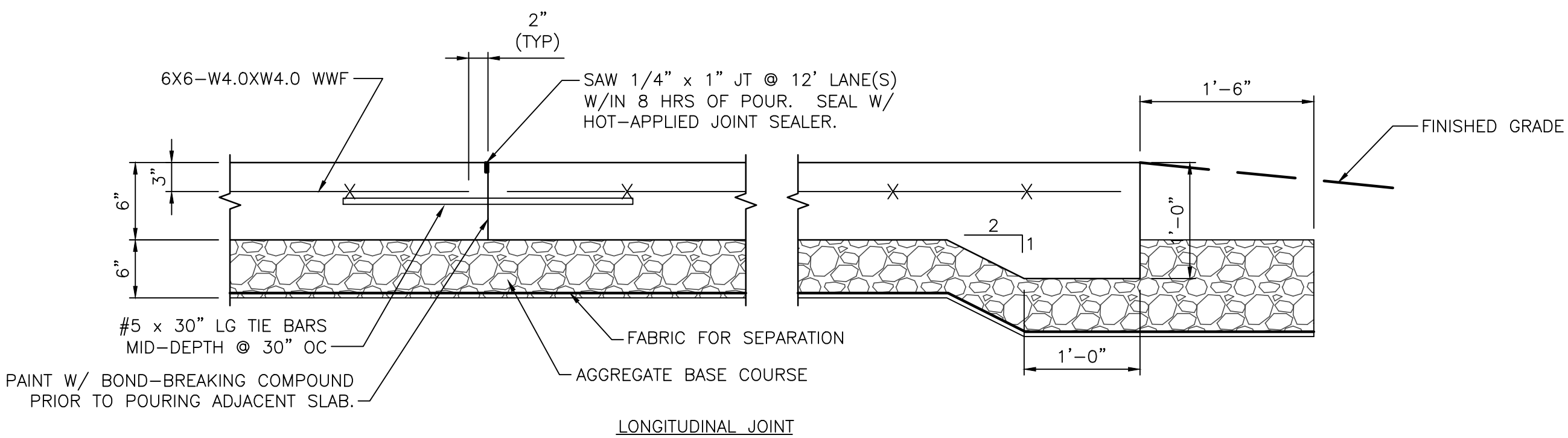
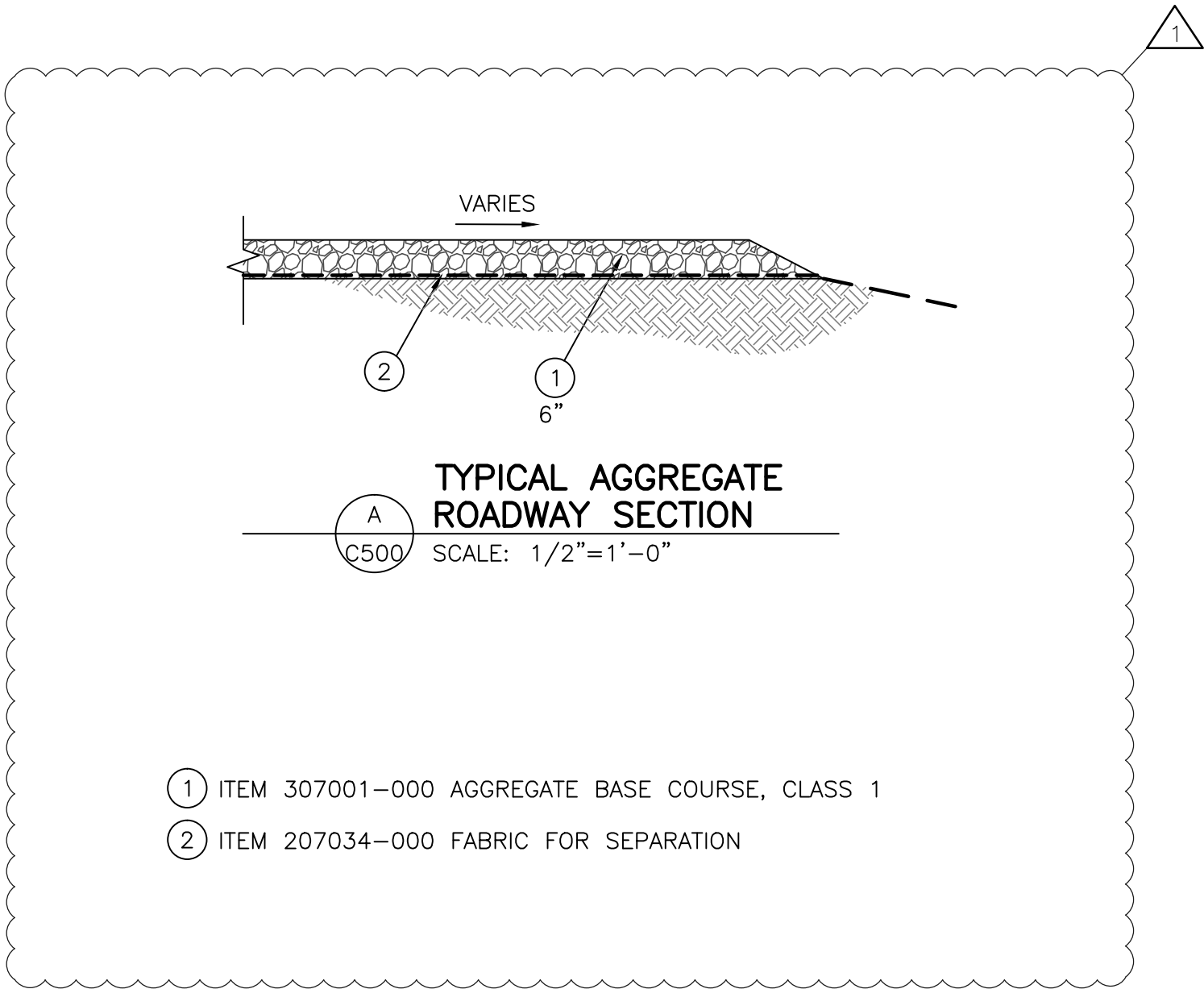
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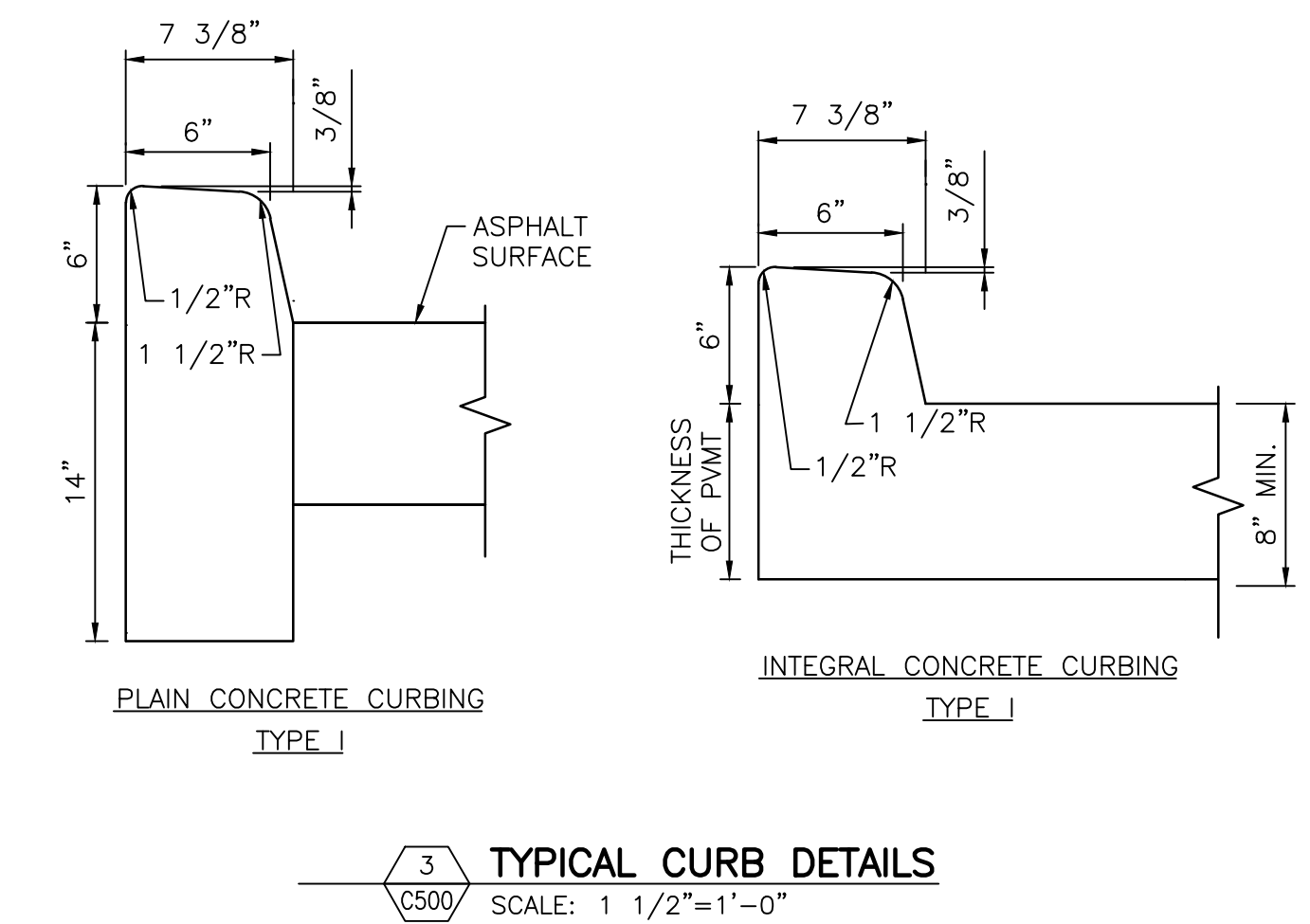
Revision: 1

Drawing Number:

C200



TYPICAL UTILITY TRENCHES
SCALE: 1/2"=1'-0"



TYPICAL CURB DETAILS
SCALE: 1 1/2"=1'-0"

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1	ISSUED FOR CONSTRUCTION	MAW	06/03/15
0	ISSUED FOR PERMIT	MAW	04/02/15

Drawing Description
OMKAR, LLC PARKERSBURG, WEST VIRGINIA RED CARPET INN DEVELOPMENT SECTIONS AND DETAILS

Project: 2146072
Designed By: SLK
Drawn By: SLK
Checked By: MAW
Scale: AS NOTED
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Drawing Number: C500