

UTILITY NOTES:

- G.C. SHALL COORDINATE THE EXACT SANITARY SEWER, WATER, AND STORM SEWER BUILDING TIE-IN LOCATIONS WITH THE ARCHITECTURAL PLANS.
- ALL UTILITY SERVICE LATERALS OR LINES, INCLUDING ELECTRIC, SHALL BE INSTALLED UNDERGROUND PER SECTION 36.2-610. WATER & SEWER CONNECTIONS SHALL CONFORM TO WMA UTILITY STANDARDS AND INTERNATIONAL BUILDING CODE.
- G.C. SHALL COORDINATE TEMPORARY POWER FOR THE PROPOSED BUILDING AS REQ'D.
- G.C. SHALL PROVIDE ALL REQUIRED COORDINATION, MATERIALS, AND INSTALLATION TIMING BETWEEN AEP, ROANOKE GAS, AND OTHER PROVIDERS.

GENERAL W.V.A. NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST WMA DESIGN AND CONSTRUCTION STANDARDS.
- CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY IN WRITING AT LEAST 60 DAYS PRIOR TO ANY CONSTRUCTION. CONTACT BUREAU WHENEVER AT (240) 400-4075.
- ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.
- FIELD CONNECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND 2' MINIMUM HORIZONTALLY FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER, SANITARY SEWER CROSSINGS OF ANY OTHER UTILITIES. ENGINEERED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND PROVIDED TO VERIFY LOCATIONS. THIS PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.
- REFER TO PLAN SET AND WMA DETAILS FOR SPECIFIC CONSTRUCTION STANDARDS.
- ALL PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE RESTORED BASED ON THE CITY OF ROANOKE RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS.

FIRE NOTES:

- G.C. SHALL PROVIDE A 4400 SERIES OR ABOVE KNOX BOX AT THE MAIN ENTRY DOOR AND AT ELEVATORS PER REQUIREMENTS. THE FIRE MARSHAL'S OFFICE AT 540-453-2795 FOR ORDERING INFORMATION. SEE LARGEST KNOX BOX FOR SPECIFICATIONS.
- THE PROPOSED BUILDING SHALL HAVE SPRINKLER SERVICE. G.C. SHALL BE RESPONSIBLE FOR THE FIRE DEPARTMENT CONNECTION, KNOX BOXES, AND IN-GROUND WATER VAULT FOR THE DOMESTIC WATER METER.
- A FIRE HYDRANT SHALL BE LOCATED WITHIN 250' OF THE MOST REMOTE PART OF BUILDING.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROANOKE CONSTRUCTION STANDARDS. BUILDING HAS MIXED OCCUPANCY USE GROUPS TO INCLUDE B, R-2, M, & P-3 WITH TYPE I-TA CONSTRUCTION.
- FLOW OF 2,500 GPM FROM THE ADJACENT FIRE HYDRANTS SHALL BE PROVIDED FOR THE SITE.
- EACH FIRE DEPARTMENT CONNECTION (FDC) IS REQUIRED TO HAVE A KNOX BOX LOCKING CAP INSTALLED WITH SINGLE 5" STORZ COUPLING AND A 30" ELEV. PLEASE CALL THE NUMBER LISTED ABOVE IN NOTE #1, OR VISIT WWW.ANOXBOX.COM FOR ORDERING INFORMATION.

ITEM	TYPE	NOSE	TOP ELEV.	HEIGHT	LENGTH	STORM CATCHMENT	SCOUR	INW. IN.	INW. OUT.	COMMENTS
1	D-1		915.58	2.75						IS-1
2					47.55	15"	CL III RCP	914.80	914.50	
3	D-1		915.29	3.22						IS-1
4					71.29	15"	CL III RCP	914.40	913.69	
5	48" MH-2		915.22	3.72						IS-1
6					100.01	15"	CL III RCP	913.50	912.67	
7	D-1		915.09	2.95						IS-1
8					51.19	15"	CL III RCP	912.05	911.25	
9	D-1		915.45	2.80						IS-1
10					66.54	15"	CL III RCP	911.65	910.86	
11	D-48	TYPE B	915.91		6.00					IS-1
12	D-48	TYPE B	915.91		6.00					IS-1
13	48" MH-2		916.67							EX. MANHOLE
14	48" MH-2		916.00							NEW MANHOLE
15	48" MH-2		917.82							NEW MANHOLE
16	48" MH-2		917.52							NEW MANHOLE
17	48" MH-2		917.50							NEW MANHOLE
18	DH-3B	TYPE B	917.74		6.00					NEW CURB INLET, IS-1

SANITARY SEWER SCHEDULE:

- 8" S.S. CO. (W/TRAFFIC BEARING LID) - PUBLIC
TOP= 916.70
INV. AT BLDG=913.71
INV. OUT= 913.31
S.S. CO. -PUBLIC
INV. AT BLDG=912.5
9 LF OF 8" SDR-26 PVC AT 10.3%
W/ 1" HD EX. 24" MAIN: 912.36
INV. AT BLDG=912.36
CONNECTION TO MAIN
CONNECTION TO MAIN
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- EXISTING STRUCTURES THAT ARE TO BE RESET ARE DAMAGED DURING CONSTRUCTION OR FOUND TO BE DAMAGED SHALL BE REPLACED WITH NEW APPROPRIATE STRUCTURES.
- ANY EXISTING WATER OR SEWER CONNECTIONS OR OTHER WMA ASSETS SERVING THIS PROPERTY NOT LISTED FOR THIS DEVELOPMENT SHALL BE ABANDONED AT THE MAIN BY THE DEVELOPER PER DETAILS ON SHEET C-2.
- NO PLANTINGS OR ERECTIONS SHALL BE MADE WITHIN A FOUR-FOOT (4') RADIUS OF ANY FIRE HYDRANT, OR AT ANY LOCATION THAT WOULD RESTRICT ACCESS TO THE FIRE HYDRANT. PLANTINGS SHALL BE LEVEL.
- ALL NEW OR RELOCATED UTILITY LATERALS AND SERVICE LINES MUST BE UNDERGROUND.

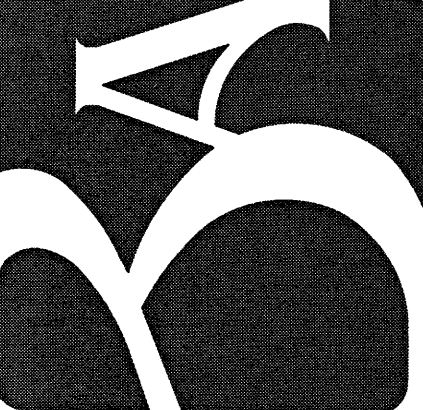
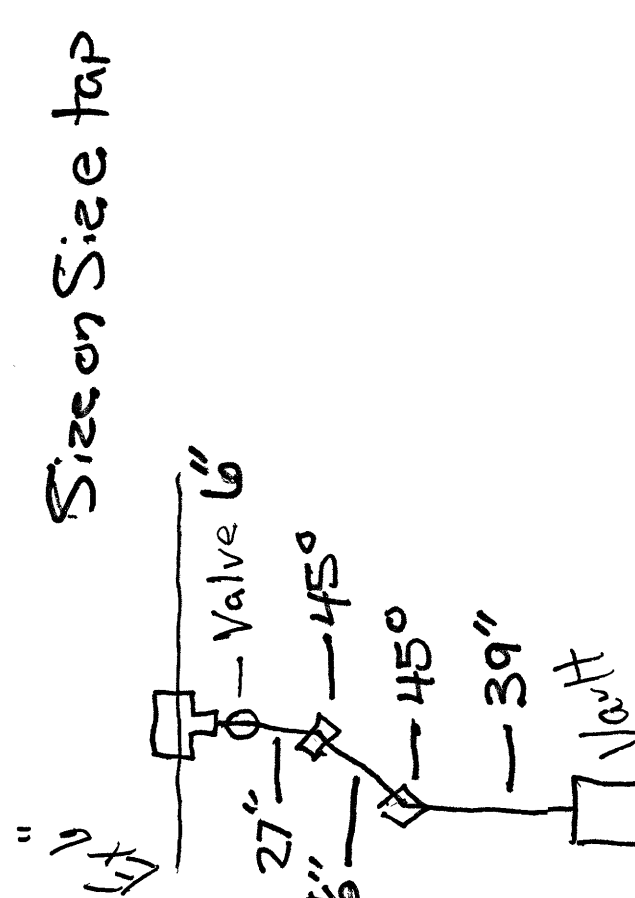
FIRE HYDRANT FLOWS:

- HYD-12114
STATIC: 90 PSI
RESIDUAL: 71 PSI
FLOW TEST DATE: 9/15/2021 FLOWED BY WMA
FLOW AT 20 PSI: 1,539 GPM
FLOW AT 100 PSI: 2,500 GPM
- HYD-12117
STATIC: 91 PSI
RESIDUAL: 46 PSI
FLOW AT 20 PSI: 5,161 GPM
FLOW AT 100 PSI: 2,500 GPM
- HYD-12136
STATIC: 91 PSI
RESIDUAL: 37 PSI
FLOW AT 20 PSI: 1,692 GPM
FLOW AT 100 PSI: 2,500 GPM
- HYD-12415
STATIC: 90 PSI
RESIDUAL: 39 PSI
FLOW AT 20 PSI: 4,219 GPM
FLOW TEST DATE: 9/15/2019 FLOWED BY WMA
EIRE FLOW REQUIREMENTS BY LOCALITY
1. USE GROUP A, B, E GREATER THAN 2 STORIES: 2,500 GPM
2. USE GROUP R-1, R-2, R-3 AND R-4 WITH 3 STORIES OR GREATER: 2,000 GPM

NOTE:

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Size on Site tap



BALZER & ASSOCIATES, INC.
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PRELIMINARY

Contractor:
JB Plumbing & More
Inspector:
Bruce Peters

CAMPBELL COURT RESIDENTIAL BUILDING
UTILITY PLAN - F.R.#2
CAMPBELL AVE SW / SALEM AVE SW
CITY OF ROANOKE, VIRGINIA

DRAWN BY
DESIGNED BY
CHECKED BY
DATE
SCALE
REVISIONS

SMD
BTC
BTC
5/8/2024 - F.R.#3
1" = 20'

C4
PROJECT NO.
0319023.100

