



**BALZER
& ASSOCIATES**
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg
www.balzer.cc

1208 Corporate Circle
Roanoke, VA 24018
540.772.9580



ROANOKE HILLS

LAYOUT PLAN

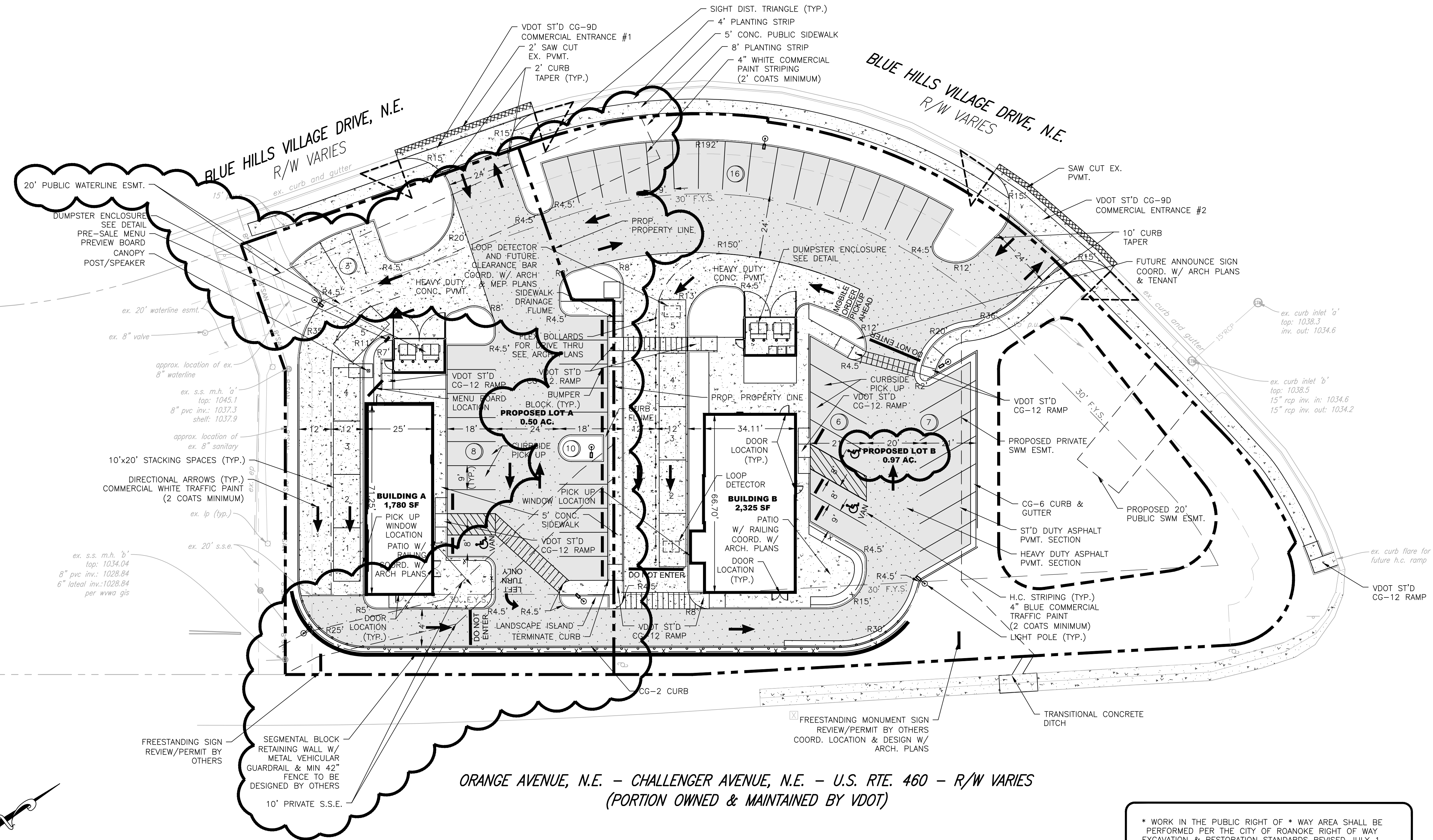
3641 & 3661 BLUE HILLS VILLAGE DRIVE
CITY OF ROANOKE, VIRGINIA

DRAWN BY	SMD
DESIGNED BY	BTC
CHECKED BY	BTC
DATE	2/25/2021
SCALE	1" = 20'
REVISIONS	
3/31/2021	
4/15/2021	
P.R. #2 8/9/2021	

C5
PROJECT NO. 04190070.00

SHADING KEY

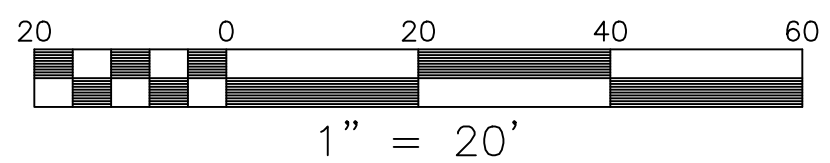
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT



ex. fire hydrant to the west
'HYD-11665'
static pressure: 122 psi
residual pressure: 109 psi
flow: 1,635 gpm
flow @ 20 psi: 4,975 gpm
PROVIDED BY WYWA
FLOW TEST DATED 2/26/2021

ex. s.s. m.h. 'b'
top: 1034.04
8" pvc inv.: 1028.84
6" lateral inv.: 1028.84
per wywa gis

* WORK IN THE PUBLIC RIGHT OF WAY AREA SHALL BE PERFORMED PER THE CITY OF ROANOKE RIGHT OF WAY EXCAVATION & RESTORATION STANDARDS REVISED JULY 1, 2020. G.C. SHALL OBTAIN A R.O.W. EXCAVATION PERMIT PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY



J:\PROJECTS\04190070\04 LITTLE CREEK\CONCEPT - BLUE HILLS\CD\04190070.00 Subdivision Exhibit 7.15.2021.dwg PLOTTED: 8/10/2021 8:06:16 AM