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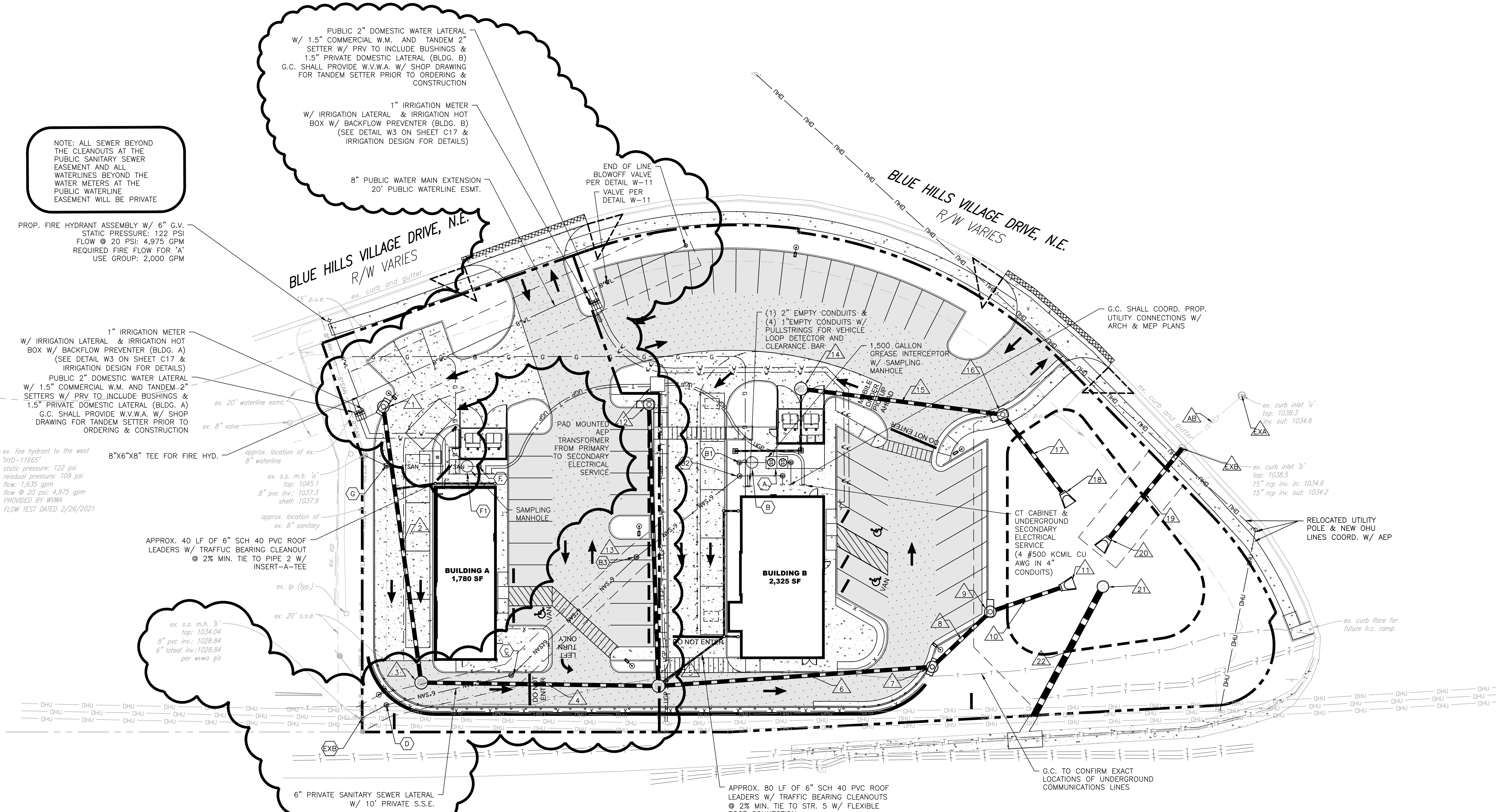
ROANOKE HILLS

UTILITY 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. #1 7/14/2021	
P.R. #2 8/9/2021	

C6
PROJECT NO. 04190070.00



NOTE: ALL SEWER BEYOND THE CLEANOUTS AT THE PUBLIC SANITARY SEWER EASEMENT AND ALL WATERLINES BEYOND THE WATER METERS AT THE PUBLIC WATERLINE EASEMENT WILL BE PRIVATE

PROP. FIRE HYDRANT ASSEMBLY W/ 6" G.V. STATIC PRESSURE: 122 PSI FLOW @ 20 PSI: 4,975 GPM REQUIRED FIRE FLOW FOR 'A' USE GROUP: 2,000 GPM

1" IRRIGATION METER W/ IRRIGATION LATERAL & IRRIGATION HOT BOX W/ BACKFLOW PREVENTER (BLDG. A) (SEE DETAIL W3 ON SHEET C17 & IRRIGATION DESIGN FOR DETAILS)
PUBLIC 2" DOMESTIC WATER LATERAL W/ 1.5" COMMERCIAL W.M. AND TANDEM 2" SETTERS W/ PRV TO INCLUDE BUSHINGS & 1.5" PRIVATE DOMESTIC LATERAL (BLDG. A)
G.C. SHALL PROVIDE W.V.W.A. W/ SHOP DRAWING FOR TANDEM SETTER PRIOR TO ORDERING & CONSTRUCTION

8"x6"x8" TEE FOR FIRE HYD.
APPROX. 40 LF OF 6" SCH 40 PVC ROOF LEADERS W/ TRAFFIC BEARING CLEANOUT @ 2% MIN. TIE TO PIPE 2 W/ INSERT-A-TEE
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

6" PRIVATE SANITARY SEWER LATERAL W/ 10' PRIVATE S.S.E.

PUBLIC 2" DOMESTIC WATER LATERAL W/ 1.5" COMMERCIAL W.M. AND TANDEM 2" SETTER W/ PRV TO INCLUDE BUSHINGS & 1.5" PRIVATE DOMESTIC LATERAL (BLDG. B)
G.C. SHALL PROVIDE W.V.W.A. W/ SHOP DRAWING FOR TANDEM SETTER PRIOR TO ORDERING & CONSTRUCTION

1" IRRIGATION METER W/ IRRIGATION LATERAL & IRRIGATION HOT BOX W/ BACKFLOW PREVENTER (BLDG. B) (SEE DETAIL W3 ON SHEET C17 & IRRIGATION DESIGN FOR DETAILS)

8" PUBLIC WATER MAIN EXTENSION 20' PUBLIC WATERLINE ESMT.

END OF LINE BLOWOFF VALVE PER DETAIL W-11 VALVE PER DETAIL W-11

(1) 2" EMPTY CONDUITS & (4) 1" EMPTY CONDUITS W/ PULLSTRINGS FOR VEHICLE LOOP DETECTOR AND CLEARANCE BAR

1,500 GALLON GREASE INTERCEPTOR W/ SAMPLING MANHOLE

G.C. SHALL COORD. PROP. UTILITY CONNECTIONS W/ ARCH & MEP PLANS

CT CABINET & UNDERGROUND SECONDARY ELECTRICAL SERVICE (4 #500 KCMIL CU AWG IN 4" CONDUITS)

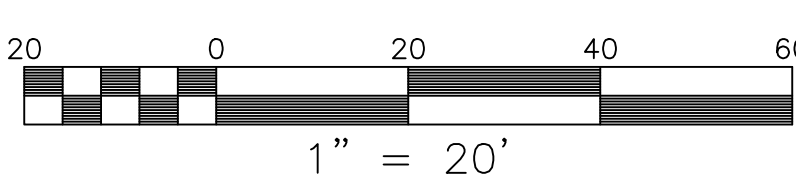
RELOCATED UTILITY POLE & NEW OHU LINES COORD. W/ AEP

G.C. TO CONFIRM EXACT LOCATIONS OF UNDERGROUND COMMUNICATIONS LINES

APPROX. 80 LF OF 6" SCH 40 PVC ROOF LEADERS W/ TRAFFIC BEARING CLEANOUTS @ 2% MIN. TIE TO STR. 5 W/ FLEXIBLE BOOT CONNECTION

ORANGE AVENUE, N.E. - CHALLENGER AVENUE, N.E. - U.S. RTE. 460 - R/W VARIES (PORTION OWNED & MAINTAINED BY VDOT)

* 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:\19000401\190070\04 LITTLE CREEK\ASB CONCEPT - BLUE HILLS\CD\Utility\04190070.00 Subdivision Exhibit 7.15.2021.dwg PLOTTED: 8/10/2021 9:06:59 AM