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SOUTHERN TEAM HYUNDAI

UTILITY PLAN

7300 WILLIAMSON ROAD
ROANOKE COUNTY, VIRGINIA

DRAWN BY	KAM
DESIGNED BY	BTC
CHECKED BY	BTC
DATE	5/16/2022
SCALE	1" = 30'
REVISIONS	
7/15/2022	
8/10/2022	
2/23/2023	PR#1
6/19/2023	PR#2

C5
PROJECT NO. 04220008.00

FIRE FLOW DATA:

EXISTING FLOW DATA PER TEST PERFORMED BY THE WWA ON 2/24/2022:

HYD-20191

STATIC PRESSURE: 88 PSI

FLOW: 1,244 GPM @ 70 PSI RESIDUAL

CALCULATED FLOW: 2,551 GPM @ 20 PSI RESIDUAL

PROPOSED PRIVATE HYDRANT FLOW DATA:

STATIC PRESSURE: 85 PSI

CALCULATED FLOW: 2,280 GPM @ 20 PSI RESIDUAL

FIRE FLOW REQUIRED: 2,500 GPM

50% REDUCTION FOR AUTOMATIC SPRINKLER SYSTEM: 1,250 GPM REQUIRED

PORTION OF ROOF DRAINAGE TO BE
TIED TO STRUCTURE 40.
COORD. WITH ARCH. AND MEP PLANS

PORTION OF ROOF
DRAINAGE TO BE TIED
TO STRUCTURE 30.
COORD. WITH ARCH.
AND MEP PLANS

TEMPORARY END OF LINE
BLOW-OFF ASSEMBLY AND G.V.

(4) 3" CONDUITS FOR
FUTURE COMMUNICATIONS

PUBLIC 8" PVC WATER LINE

PROPOSED GAS LINE
COORD. WITH ROANOKE GAS

CONDUITS FOR FUTURE
UNDERGROUND POWER.
COORD. WITH AEP

LIMITS OF STONE FOR
UNDERGROUND SWM FACILITY

Ex. grate inlet 'A'
Top: 1075.8
Inv.: ±1074.0 (15" RCP)
G.C. TO VERIFY PRIOR TO CONSTRUCTION

EXISTING COMMUNICATIONS LINE TO BE
RELOCATED AS NECESSARY FOR STORM
SEWER INSTALLATION

TIE TO EX. 12" WATER LINE.
G.C. SHALL PROVIDE LABOR AND MATERIALS
NECESSARY INCLUDING 12"x12"x8" CUT IN
TEE & 8" VALVE. G.C. SHALL CONFIRM
MATERIAL TYPE AND EXACT LOCATION
(HORIZONTAL AND VERTICAL) PRIOR TO
CONSTRUCTION.
COORDINATE THE OUTAGE ON WILLIAMSON
ROAD WITH THE WESTERN VIRGINIA WATER
AUTHORITY

UNDERDRAIN FOR PROPOSED
UNDERGROUND SWM FACILITY.
SEE DETAILS SHEET C9

PROPOSED UNDERGROUND
SWM FACILITY. SEE DETAILS
SHEET C9

8" PUBLIC SANITARY
SEWER LATERAL

8" PVC PUBLIC
SANITARY SEWER MAIN

ex. fire hydrant HYD-20191
existing flow data per historical
WWA flow-test dated 2016:
Static: 88 psi
Flow: 1244 gpm
Residual: 70 psi
Calc. Flow: 2,551 gpm at 20 psi

PROPOSED GAS LINE.
COORD. WITH ROANOKE GAS

PROPOSED BUILDING
±35,337 SF
FFE=1086.5

FDC WITH KNOX LOCKING CAPS.
COORD. EXACT LOCATION WITH
ARCH. AND MEP PLANS

COORDINATE EXACT UTILITY
TIE IN LOCATIONS WITH ARCH.
AND MEP PLANS (TYP.)

PROPOSED GAS LINE.
COORD. WITH ROANOKE GAS

INSTALL NEW STRUCTURE AND PROVIDE
FLEXIBLE BOOT CONNECTION.
G.C. TO SAWCUT AND REMOVE ANY
UPSTREAM EXISTING PIPE. G.C. TO
POTHOLE AND VERIFY EXISTING SANITARY
SEWER PIPE MATERIAL, SIZE, AND INVERT
PRIOR TO ANY CONSTRUCTION

WATER VAULT WITH 2" WATER
METER, 3" DOMESTIC WATERLINE,
AND 8" FIRE LINE WITH P.I.V.

G.C. SHALL LOCATE AND EXTEND
W.L. FROM EX. VALVE AND
PROVIDE ALL MATERIALS

*NOTE: ANY EXISTING WATER OR SEWER
CONNECTIONS SERVING THIS PROPERTY NOT
UTILIZED FOR THIS DEVELOPMENT SHALL BE
ABANDONED AT THE MAIN BY THE DEVELOPER.

EXISTING GUY WIRES TO BE RESET
AS NECESSARY FOR UTILITY
INSTALLATION. COORD. WITH AEP.

Ex. S.S. MH A
Top: 1072.54
Shell: 1064.54
Inv. Out: 1064.04 (10" clay)
Inv. In (NW): 1066.83 (8" clay)
Inv. In (E): 1064.14 (10" clay)

30 0 30 60 90
1" = 30'