

Roanoke County Public Service Center #12

Stormwater Summary

City and State stormwater management regulations will need to be addressed on-site for the proposed development. In the existing condition, a portion of the runoff drains north to an existing drainage low. The remaining runoff drains south towards the public right-of-way of Mexico Way where it is collected existing drainage inlets and conveyed through the storm sewer system.

Since runoff is currently draining in two directions, the detained runoff from the proposed development can be discharge in to either of the existing drainage areas.

Option A is to detain the stormwater runoff in the rear of the site using either an above ground detention pond, or an underground storage facility. The runoff would then be discharged to the north to the existing drainage low. The City of Roanoke would prefer the development to utilize this option as it would not direct any additional flow to the already over-capacity storm sewer system in Mexico Way. Further calculations would be required to determine the exact volume required in the stormwater management facility and if an above ground detention pond is a viable option.

Option B is to detain the stormwater runoff in the front of the site using an underground storage facility. A new storm sewer system would be required to convey the detained runoff from the site to the existing storm sewer system located approximately 200 ft from the site.

In both above options, stormwater quality requirements would need to be addressed as well. If an underground storage facility is utilized, a portion of the water quality requirements can be addressed on-site. The remaining requirements would need to be addressed using other on-site methods, or by purchasing off-site nutrient credits.

Appalachian Power Company
PO Box 2021
Roanoke, VA 24022-2121



Kyle Mitchell
Balzer & Associates
1208 Corporate Circle
Roanoke VA 24018

May 11, 2022

RE: Power Availability for the proposed Public Service Center #12 to be located at the end of Mexico Way NE

Dear Mr. Mitchell,

Appalachian Power Company (APCO) has a 3 phase 34.5 KV underground circuit across the road from the property. This can be intercepted and extended to the new parcel to serve the needs of the customer, subject to company policies and the current Tariff on file with the Virginia State Corporation Commission.

Sincerely,
Keith A. Freeman

Keith A. Freeman
Customer Design Supervisor NE
Roanoke Customer Design
(540) 427-3643 off
(540) 427-3727 fax
kafreeman@aep.com

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Roanoke Gas

519 Kimball Avenue, N.E.
P.O. Box 13007
Roanoke, Virginia 24030
540-777-4427

May 5th, 2022

Subject: Mexico Way NE Gas Availability

Mr. Kyle Mitchell
Engineer
Blazer & Associates

Roanoke Gas Company has a 2" Plastic gas main that is located on the east side of (Along Mexico Way NE) which is located in Roanoke City, Virginia. The gas pressure on this main is approximately 40-45 psi.

To determine whether there will be any cost to the builder to install a gas service to the new building, I will need to compare the cost of installing the service to the expected revenue from the project. A cost estimate will be performed when requested by the customer.

The builder may contact me to start the service installation planning process when the time comes.

If you have any other questions, please let me know.


Sincerely,

CJ Boothe
Director of Operations
540-777-3816
Email address: Christopher_Boothe@roanokegas.com

Kyle Mitchell

From: Draper, Jeffrey B <jeffrey.b.draper@verizon.com>
Sent: Monday, May 16, 2022 12:13 PM
To: Kyle Mitchell
Cc: roscoe.a.asbury.jr@verizon.com
Subject: Re: [E] FW: Public Service Center #12 - Will Serve Letter

Good morning Kyle,
Unfortunately we do not provide will-serve letters anymore, as there are multiple carriers that can provide service in the Roanoke area. Verizon does have fiber and copper on Mexico Way NE, your customer can order any service Verizon offers in the area at that location.


Jeffrey Draper
Supervisor Outside Plant Engineering
O 5402657501
4843 Oakland Blvd
Roanoke, VA 24012

On Mon, May 16, 2022 at 10:20 AM Kyle Mitchell <kmitchell@balzer.cc> wrote:

Jeff,

We are working on a project in the City of Roanoke located at the end of Mexico Way. See attached proposed concept plan and architectural perspective.

Can you please provide us a will serve letter for the new building? Let me know if you need any additional information from me to facilitate this.

Thanks,

Kyle Mitchell

Balzer & Associates

Envisioning tomorrow. Designing today.

Planners / Architects / Engineers / Surveyors

Roanoke / Richmond / New River Valley / Shenandoah Valley

Property Information

Availability # 22-240
0 Mexico Way NE/
Address 3645 Orange Ave NE
Tax Map # Parent Parcel 7110105
Contact BALZER & ASSOCIATES, INC.
Phone # Kyle Mitchell/540-772-9580
LOC / CUST #
Prepared by: **Margaret Pearson - Utility Planner 540-283-2996**

Project Information

Date prepared 5/10/2022
Acct code Roanoke City
Project type Commercial
NC SC
Project Name Public Service Center #12
Project Status Conceptual

This letter has been generated without an approved plan or plat.

Based on the information that has been provided to the Western Virginia Water Authority, public water and sewer can be made available to this proposed parcel under certain conditions as outlined below. The design engineer is responsible to verify the water and sewer requirements for any development. All costs associated with the design and construction of the public water and sewer improvements required to serve this new parcel will be the responsibility of the owner/developer. A more detailed Availability Letter outlining specific fees associated with connecting to the public water and sewer systems will be provided in conjunction with the site plan review process.

WATER:

Water can be provided to the property by connectiin to the existing 8" public water main located in MEXICO WAY NE. The hydraulic grade line of the existing 8" waterline is HGL 1329. It is the owner/developers responsibility to ensure that the existing water system can provide the necessary flow and pressure required for the proposed development on this parcel. Depending on how Property is developed the internal water service could be either private or public, and this would be determined at the time of site plan approval.

SEWER:

Sewer can be provided to the Property by connecting to the existing 8" public sanitary main located in MEXICO WAY NE.
Depending on how Property is developed the sewer service could be either private or public, and this would be determined at the time of site plan approval.

****SEE PAGE 2 FOR WVWA DEVELOPMENT POLICIES & PROCEDURES****

Additional information

- Once plans are submitted to the locality for review, all WVWA comments will be included as part of the localities review and approval process.
- Fixture counts will be required to properly size the requested meter and to set the availability fees for this project.
[Fixture Count Worksheet](#)
- Fee amounts are listed in the approved Rate and Fee Schedule, as amended. This fee will be collected following issuance of an Availability Letter.
[WVWA Rates & Fees](#)
- Any wastewater which contains fats, oils & grease (FOG) shall only be discharged into the Authority's sanitary sewer system.
[FOG Application](#)
[Fats, Oils & Grease \(FOG\) Policy](#)
- Hydrant flow tests will be performed at the cost of the developer for any hydrant flow test data requested. Fire flow requirements will be determined by the localities and it is the developer's responsibility to submit any hydraulic modeling for the localities approval
[Hydrant Flow Test Application](#)

Additional links below:

[WVWA homepage](#)

[General Business Rules & Regulations](#)

[WVWA Regional Design & Construction Standards](#)

[Plan Review Checklist](#)

[WVWA Warranty Agreement](#)

[Inflow & Infiltration inspection](#)