



VICINITY MAP

COLONIAL SELF STORAGE

2734 COLONIAL AVE SW
CITY OF ROANOKE, VIRGINIA

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CITY OF ROANOKE & UTILITY CONTACTS:

CITY OF ROANOKE PLANNING BUILDING & DEVELOPMENT DEPARTMENT - ARIAN STREET (404) 963-1706

ROANOKE GAS COMPANY - WENDY WENFEL (540) 793-1014

WESTERN VIRGINIA WATER AUTHORITY - KATHY FREEMAN (540) 427-3643

WESTERN VIRGINIA WATER AUTHORITY - ANTHONY SHEARER (540) 293-2941

CITY OF ROANOKE TRAFFIC ENGINEER - HONG LU (540) 853-2676

ENGINEERS NOTES:

REVIEW AND APPROVAL: THE ENGINEER'S NO RESPONSIBILITY FOR ADEQUACY OF PLANS OR FOR INFORMATION ON PLANS UNLESS SUCH PLANS HAVE BEEN APPROVED BY THE REQUIRED PUBLIC AGENCIES.

ANY WORK COMMENCED ON A PROJECT PRIOR TO PLAN APPROVAL IS AT SOLE RISK OF THE DEVELOPER.

BALZER AND ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE PLANS OR WILL NOT BE RESPONSIBLE FOR ACTS OF NEGLIGENCE OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

SOURCE OF TOPOGRAPHIC MAPPING IS FIELD SURVEY PERFORMED BY BALZER AND ASSOCIATES, INC., DATED AUGUST, 2022.

STANDARD CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS:

NOTICE TO ALL LANDOWNERS, DEVELOPERS, AND CONTRACTORS: FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME PENALTIES, OR THE SUSPENSION OF A STOP WORK ORDER.

RIGHT-OF-WAY EXCAVATION PERMIT: PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS), A RIGHT-OF-WAY EXCAVATION PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.

LAND DISTURBANCE PERMIT: AN APPROVED PROPOSED AND SETBACK CONTROL PLAN FOR ANY BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.

PLANS AND ZONING: A COPY OF THE PLANS AS APPROVED BY THE CITY OF ROANOKE (ISSUED BY THE PRIMER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE MADE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.

LOCATION OF UTILITIES: THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

CONSTRUCTION ENTRANCE: THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION RELATED EGRESS FROM THE SITE. SIZE AND COMPOSITION OF THE CONSTRUCTION ENTRANCE SHALL BE AS SHOWN ON THE PLANS.

STREETS TO REMAIN CLEAN: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE PUBLIC STREET ADJACENT TO THE CONSTRUCTION ENTRANCE REMAINS FREE OF MUD, DIRT, DUST, AND/OR ANY TYPE OF CONSTRUCTION MATERIALS OR LITTER AT ALL TIMES.

BERMS/ENCLOSURES: THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXISTING DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARBED WIRE FENCING IS PROPERLY AND NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.

SEWER AND WASTEWATER REPLACEMENT: CONSTRUCTION OF SEWAGE TREATMENT AND THE REPLACEMENT OF SEWAGE TREATMENT SHALL BE IN ACCORDANCE WITH APPROVED PERMITS AND REQUIREMENTS OF THE CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY.

APPROVED PLANS/CONSTRUCTION CHANGES: ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY ATTENDED PLANS SHALL BE APPROVED BY THE ENGINEER AND SETBACK CONTROL PRIOR TO ANY CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.

FINAL ACCEPTANCE/CITY: THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FIELD SURVEYED FINAL CONVEYANCE SET OF AS-BUILT PLANS OF THE NEWLY CONSTRUCTED STORM DRAIN AND/OR STORMWATER MANAGEMENT FACILITIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE CITY. AS-BUILT PLANS SHALL BE PROVIDED IN THE STATE PLANS VIRGINIA SOUTH COORDINATE SYSTEM, NAD 1983, 1983-1982 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

SITE & ZONING SUMMARY:

UNBUILT: WESTERN VIRGINIA WATER AUTHORITY LLP
3640 COLONIAL COURT SW
ROANOKE, VA 24018

TAX MAP NUMBER: 1208021

TOTAL EXISTING LOT AREA: 2,061 AC.

PROPOSED USE: SELF-STORAGE FACILITY

DISTURBED AREA: 1.40 AC.

ZONING: I-1 LIGHT INDUSTRIAL

I-1 DISTRICT REGULATIONS:

MINIMUM/MAXIMUM LOT AREA: 10,000 SF / NO MAX.

MINIMUM / MAXIMUM LOT FRONTAGE: 100' / NO MAX.

SETBACKS: FRONT YARD MINIMUM / MAXIMUM SETBACK: 0' MIN. / NO MAX.

REAR YARD SETBACK: NONE

MINIMUM BUILDING HEIGHT: 1' FOR EACH FOOT OF SETBACK FOR PROPERTY ADJUTING A RESIDENTIAL DISTRICT

PROPOSED BUILDING HEIGHT: 14'

IMPERVIOUS SURFACE AREA MAX: 90%

IMPERVIOUS SURFACE PROVIDED: 90%

MINIMUM TREE CANOPY REQUIRED: 10% OF LOT AREA

TREE CANOPY PROVIDED: 21%



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COLONIAL SELF STORAGE

COVER

DRAWN BY: AAB
CHECKED BY: CFB
DATE: 4/21/2023
SCALE: N/A
REVISIONS:

COMPREHENSIVE
SITE PLAN #:
CP23-0010



CITY OF ROANOKE APPROVAL BLOCK

C1
PROJECT NO.: 230000-00