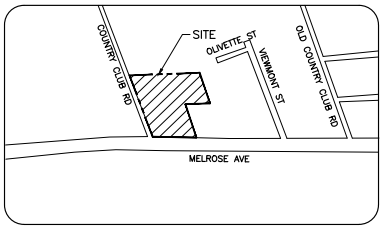
BAKER ROOFING

3361 MELROSE AVE NW

CITY OF ROANOKE, VIRGINIA

VICINITY MAP



SHEET INDEX

C1	COVER SHEET
C2	EXISTING CONDITIONS & DEMOLITION PLAN
C3	LAYOUT & UTILITY PLAN
C4	GRADING PLAN
C5	EROSION & SEDIMENT CONTROL PLAN
C6	EROSION & SEDIMENT CONTROL NOTES
C7	EROSION & SEDIMENT CONTROL DETAILS
C8	GENERAL NOTES
C9	LANDSCAPE PLAN
C10	SITE DETAILS
C11	LIGHTING PLAN & CUT SHEETS
C12	CUT SHEETS

SITE & ZONING SUMMARY:

OWNER: BLM MANAGEMENT LLC
517 MERCURY ST
RALEIGH, NC 27603

SITE ADDRESS: 3361 MELROSE AVE NW
ROANOKE, VA 24018

TAX MAP NUMBER: 2660519

TOTAL EXISTING LOT SIZE: 2.615 AC.

ZONING: I-1(c) LIGHT INDUSTRIAL WITH CONDITIONS
ORD#42243-122021

PROP. USE: CONTRACTOR OR TRADESMAN SHOP, GENERAL OR SPECIAL TRADE OUTDOOR STORAGE

I-1(c) 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' / NONE
SIDE YARD SETBACK: 0'
REAR YARD SETBACK: 0'

MAXIMUM BUILDING HEIGHT: NONE

FLOOR AREA RATIO: MAX. 2.0
FLOOR AREA RATIO PROVIDED: 0.26

IMPERVIOUS SURFACE AREA MAX: 90%
IMPERVIOUS SURFACE AREA PROVIDED: 79%

MINIMUM TREE CANOPY REQUIRED: 10% OF LOT AREA (DISTURBED)
TREE CANOPY PROVIDED: 15%

PARKING REQUIREMENTS: CONTRACTOR OR TRADESMAN SHOP, GENERAL OR SPECIAL TRADE OUTDOOR STORAGE
1 SPACE PER 600 SF NET FLOOR AREA
30,000 SF / 600 SF = 50 SPACES REQUIRED
75 SPACES PROVIDED INC. 3 H.C. SPACES

SIGNAGE: SIGNAGE REGULATIONS SHALL BE IN ACCORDANCE WITH ROANOKE CITY ZONING ORDINANCE I-1 ZONING STANDARDS

ORD# 42243-122021 PROFFERED CONDITION: THE PROPERTY WILL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE DEVELOPMENT PLAN PREPARED BY BALZER AND ASSOCIATES, INC. ENTITLED"BAKER ROOFING" DATED OCTOBER 12, 2021, SUBJECT TO ANY CHANGES THAT MAY BE REQUIRED BY THE CITY OF ROANOKE DURING COMPREHENSIVE DEVELOPMENT PLAN REVIEW

ALLOWABLE USES PER ORD#42243-122021

OFFICE, GENERAL OR PROFESSIONAL
BUILDING SUPPLIES AND MATERIALS, RETAIL
CONTRACTOR OR TRADESMAN'S SHOP, GENERAL OR SPECIAL TRADE
CONTRACTOR'S SHOP, HEAVY CONSTRUCTION
BUSINESS SERVICE ESTABLISHMENT, NOT OTHERWISE LISTED
FINANCIAL INSTITUTION
LABORATORY, DENTAL, MEDICAL OR OPTICAL
LABORATORY, TESTING AND RESEARCH
ANIMAL HOSPITAL OR VETERINARY CLINIC, NO OUTDOOR PENS OR RUNS
CATERER, COMMERCIAL
DRIVE-THROUGH FACILITY
KENNEL, NO OUTDOOR PENS OR RUNS
BAKERY, CONFECTIONARY, OR SIMILAR FOOD PRODUCTION, RETAIL
PRINTING OR PUBLISHING ABUTTING A RESIDENTIAL DISTRICT
DRY CLEANING PLANT OR COMMERCIAL LAUNDRY
GASOLINE STATION
GENERAL SERVICE ESTABLISHMENT, NOT OTHERWISE LISTED
MOTOR VEHICLE RENTAL ESTABLISHMENT, WITHOUT INVENTORY ON-SITE
MOTOR VEHICLE RENTAL ESTABLISHMENT, WITH INVENTORY ON-SITE
MOTOR VEHICLE REPAIR OR SERVICE ESTABLISHMENT
NURSERY OR GREENHOUSE, COMMERCIAL
RETAIL SALES ESTABLISHMENT, NOT OTHERWISE LISTED
FUELING STATION, COMMERCIAL OR WHOLESALE
WORKSHOP
AMUSEMENT, COMMERCIAL OR OUTDOOR
EATING ESTABLISHMENT
EATING AND DRINKING ESTABLISHMENT, NOT ABUTTING A RESIDENTIAL DISTRICT
HEALTH AND FITNESS CENTER
PARK OR PLAYGROUND
RECREATION, INDOOR
RECREATION, OUTDOOR
THEATRE, MOVIE OR PERFORMING ARTS
ARTIST STUDIO
COMMUNITY GARDEN
EDUCATIONAL FACILITIES, BUSINESS SCHOOL OR NONINDUSTRIAL TRADE SCHOOL
EDUCATIONAL FACILITIES, INDUSTRIAL TRADE SCHOOL
EDUCATIONAL FACILITIES, SCHOOL FOR THE ARTS
FIRE, POLICE, OR EMERGENCY SERVICES
GOVERNMENT OFFICES OR OTHER GOVERNMENT FACILITY, NOT OTHERWISE LISTED
POST OFFICE
SUPPLY PANTRY
TRAINING FACILITY FOR POLICE, FIRE, OR EMERGENCY SERVICES
PARKING, OFF-SITE
BROADCAST STUDIO OR STATION
UTILITY, DISTRIBUTION OR COLLECTION, BASIC
WIRELESS, TELECOMMUNICATIONS FACILITY SMALL CELL WITHOUT ATTACHED WIRELESS TELECOMMUNICATIONS FACILITY, STEALTH
ACCESSORY USES, NOT OTHERWISE LISTED IN THIS TABLE
RECYCLING COLLECTION POINT
OUTDOOR STORAGE

LEGEND

CONCRETE
ASPHALT PAVING
BLDG. TO BE REMOVED
HEAVY DUTY ASPHALT PAVING
PVMT. (T.B.R.)
PVMT TO BE MILLED
CG-6 (WET)
CG-6 (DRY)

EX. INTRMDT. CONTOUR
EX. INDEX CONTOUR
EX. SPOT ELEVATION
EX. WATER LINE
EX. SANITARY SEWER
EX. STORM PIPE
EX. EDGE OF PAVEMENT
EX. BUILDING
EX. CONCRETE
EX. PAVEMENT
EX. GRAVEL
PAVEMENT REPLACEMENT
EX. POWER POLE
EX. SANITARY SEWER MANHOLE
EX. STORM SEWER MANHOLE
CLEANOUT
EX. LIGHT POLE
WATER LINE REDUCER
EX. TELEPHONE
EX. GAS LINE
EX. OVERHEAD CABLE
EX. FENCE
EX. TREE LINE
ADJOINING PROPERTY LINE
EXISTING ROAD MONUMENTS
FLOODPLAIN LINE

PROP. INTRMDT. CONTOUR
PROP. INDEX CONTOUR
PROP. SPOT ELEVATION
PROP. WATER LINE
PROP. SANITARY SEWER
PROP. STORM PIPE
PROP. EDGE OF PAVEMENT
PROP. BUILDING
PROP. CONCRETE
PROP. ASPHALT PAVEMENT (STANDARD/HEAVY DUTY)
PROP. GRAVEL
PROP. PAVERS
PROP. POWER POLE
PROP. SANITARY SEWER MANHOLE
SIGN
WATER METER
PROP. GATE VALVE
BLOW-OFF VALVE
BENCHMARK
PROP. GAS LINE
PROP. OVERHEAD CABLE
PROP. UNDERGRND POWER LINE
PROP. FENCE
PROP. TREE LINE
SITE PROPERTY LINE
INLET PROTECTION

ABBREVIATIONS

AHFH	ARROW HEAD TOP OF FIRE HYDRANT	EW	ENDWALL	RR	RAILROAD
APPROX	APPROXIMATE	EXIST	EXISTING	RYS	REAR YARD SETBACK
ASPH	ASPHALT	FDN	FOUNDATION	SAN	SANITARY
BC	BOTTOM OF CURB	FF	FINISHED FLOOR	SBL	SOUTH BOUND LANE
BIT	BITUMINOUS	FG	FINISH GRADE	SD	STORM DRAIN
BLDG	BUILDING	GBE	GRADE BREAK ELEVATION	SECT	SECTION
BLK	BLOCK	GBS	GRADE BREAK STATION	SE	SLOPE EASEMENT
BM	BENCHMARK	HOA	HOMEOWNERS ASSOCIATION	SS	SANITARY SEWER
BVCE	BEGIN VERT. CURVE STA.	HPT	HIGH POINT	SSE	SANITARY SEWER EASEMENT
BVCS	BEGIN VERT. CURVE ELEV.	HSD	HEADLIGHT SIGHT DISTANCE	STA	STATION
BW	BOTTOM OF WALL	INTX	INTERSECTION	STD	STANDARD
CB	CINDER BLOCK	INV	INVERT	STO	STORAGE
C&G	CURB & GUTTER	IP	IRON PIN	SYS	SIDE YARD SETBACK
CMP	CORRUGATED METAL PIPE	LT	LEFT	TBM	TEMPORARY BENCHMARK
CONC	CONCRETE	LVC	LENGTH OF VERTICAL CURVE	TBR	TO BE REMOVED
COR	CORNER	MH	MANHOLE	TC	TOP OF CURB
DBL	DOUBLE	MIN	MINIMUM	TEL	TELEPHONE
DEFL	DEFLECTION	MBL	MINIMUM BUILDING LINE	TRANS	TRANSFORMER
DI	DROP INLET	MON	MONUMENT	TW	TOP OF WALL
DIA	DIAMETER	NBL	NORTH BOUND LANE	TYP	TYPICAL
DE	DRAINAGE EASEMENT	PROP	PROPOSED	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
ELEC	ELECTRIC	PUE	PUBLIC UTILITY EASEMENT	VERT	VERTICAL
ELEV	ELEVATION	PVMT	PAVEMENT	VSD	VERTICAL SIGHT DISTANCE
ENTR	ENTRANCE	R	RADIUS	WBL	WEST BOUND LANE
EP	EDGE OF PAVEMENT	RT	RIGHT	YD	YARD
EVCE	END VERT. CURVE STA.	R.O.W.	RIGHT OF WAY		
EVCS	END VERT. CURVE ELEV.	REQD	REQUIRED		
		RR	RAILROAD		

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 DELAYS, OR THE ISSUANCE 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 EROSION AND SEDIMENT 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 PERMITS: A COPY OF THE PLANS AS APPROVED BY THE CITY OF ROANOKE (SIGNED BY THE PROPER 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.

BARRICADES/DITCHES: THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPER AND NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.

SEWER AND PAVEMENT REPLACEMENT: CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS 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 APPROVED PLANS SHALL BE APPROVED BY THE EROSION AND SEDIMENT CONTROL AGENT PRIOR TO SAID 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 CORRECT 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 PLANE VIRGINIA SOUTH COORDINATE SYSTEM, NAD 1983, FIPS 4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

CITY OF ROANOKE & UTILITY CONTACTS:

CITY OF ROANOKE DEVELOPMENT REVIEW COORDINATOR – ADRIAN GILBERT (540) 853-5796

ROANOKE GAS COMPANY – BRETT BENNETT (540) 777-3971

VERIZON – STEVEN ORONEMEYER (540) 563-2261

AMERICAN ELECTRIC POWER – KEITH FREEMAN (540) 427-3643

WESTERN VIRGINIA WATER AUTHORITY – MARGARET PEARSON (540) 283-2996

ROANOKE CITY TRAFFIC ENGINEER – IAN COFFEY (540) 853-2210 (EMAIL: IANCOFFEY@ROANOKEVA.GOV)

ENGINEERS NOTES:

BALZER AND ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF PLANS OR FOR INFORMATION ON PLANS UNTIL 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 CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE PLANS OR WILL NOT BE RESPONSIBLE FOR ACTS OR OMISSIONS 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 DECEMBER 2021.

COMPREHENSIVE SITE PLAN #: CP22-0011

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
by Ken Richardson 07/20/2022

CITY OF ROANOKE APPROVAL BLOCK

BALZER AND ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS
Roanoke / Richmond
Shenandoah Valley
New River Valley / Lynchburg
www.balzer.cc
1309 Corporate Circle
Roanoke, VA 24018
540.772.2685

COMMONWEALTH OF VIRGINIA
CHRISTOPHER P. BURKE
Lic. No. 47059
7/11/2022
PROFESSIONAL ENGINEER

BAKER ROOFING
COVER SHEET
CITY OF ROANOKE, VIRGINIA

DRAWN BY	SMD
DESIGNED BY	BTC
CHECKED BY	BTC
DATE	7/11/2022
SCALE	N/A
REVISIONS	

C1

PROJECT NO. 0421007L01