LEGEND

CONCRETE BLDG. TO BE REMOVED PVMT TO BE MILLED CG-6 (DRY) HEAVY DUTY ASPHALT PAVING ASPHALT PAVING ----348---- EX. INTRMDT. CONTOUR PROP. INDEX CONTOUR -4 — -345 — — EX. INDEX CONTOUR EX. SPOT ELEVATION ----8" WL---- EX. WATER LINE -----8" SAN----- EX. SANITARY SEWER PROP. STORM PIPE 18"RCP EX. STORM PIPE --- EX. EDGE OF PAVEMENT EX. BUILDING 京都会 現場を含めて PROP. CONCRETE EX. CONCRETE PROP. ASPHALT PAVEMENT EX. PAVEMENT PROP. GRAVEL EX. GRAVEL PROP. PAVERS '///////////// PAVEMENT REPLACEMENT - EX. POWER POLE EX. SANITARY SEWER MANHOLE EX. STORM SEWER MANHOLE © CLEANOUT EX. LIGHT POLE ■ WATER LINE REDUCER T EX. TELEPHONE ----- G ------ PROP. GAS LINE G EX. GAS LINE EX. OVERHEAD CABLE - P - PROP. UNDERGRND POWER LINE EX. FENCE

EX. TREE LINE

-----FLPL----- FLOODPLAIN LINE

---- ADJOINING PROPERTY LINE

END VERT. CURVE ELEV.

EXISTING ROAD MONUMENTS

ABBREVIATIONS

RAILROAD

AHFH	ARROW HEAD TOP OF	EW	ENDWALL
	FIRE HYDRANT	EXIST	EXISTING
APPROX	APPROXIMATE	FDN	FOUNDATION
ASPH	ASPHALT	FF	FINISHED FLOOR
BC	BOTTOM OF CURB	FG	FINISH GRADE
BIT	BITUMINOUS	GBE	GRADE BREAK ELEVATION
BLDG	BUILDING	GBS	GRADE BREAK STATION
BLK	BLOCK	HOA	HOMEOWNERS ASSOCIATION
BM	BENCHMARK	HPT	HIGH POINT
BVCE	BEGIN VERT. CURVE STA.	HSD	HEADLIGHT SIGHT DISTANCE
BVCS	BEGIN VERT. CURVE ELEV.	INTX	INTERSECTION
BW	BOTTOM OF WALL	INV	INVERT
CB	CINDER BLOCK	IP	IRON PIN
C&G	CURB & GUTTER	LT	LEFT
CMP	CORRUGATED METAL PIPE	LVC	LENGTH OF VERTICAL CURV
CONC	CONCRETE	МН	MANHOLE
COR	CORNER	MIN	MINIMUM
DBL	DOUBLE	MBL	MINIMUM BUILDING LINE
DEFL	DEFLECTION	MON .	MONUMENT
DI	DROP INLET	NBL	NORTH BOUND LANE
DIA	DIAMETER	PROP	PROPOSED
DE	DRAINAGE EASEMENT	PUE	PUBLIC UTILITY EASEMENT
ELEC	ELECTRIC	PVMT	PAVEMENT
ELEV	ELEVATION	R	RADIUS
ENTR	ENTRANCE	RT	RIGHT
EP	EDGE OF PAVEMENT	R.O.W.	RIGHT OF WAY
EVCE	END VERT. CURVE STA.	REQD	REQUIRED

RR

RAILROAD REAR YARD SETBACK SANITARY SOUTH BOUND LANE STORM DRAIN SD SECTION SLOPE EASEMENT SANITARY SEWER SANITARY SEWER EASEMENT STA **STATION** STD **STANDARD** STORAGE TBR TO BE REMOVED TOP OF CURB TELEPHONE TRANSFORMER TOP OF WALL

SIDE YARD SETBACK TEMPORARY BENCHMARK TYPICAL VIRGINIA DEPARTMENT OF TRANSPORTATION VERTICAL VERTICAL SIGHT DISTANCE WEST BOUND LANE

515 8TH STREET LOFTS

515 8TH ST SW

SHEET INDEX

COVER SHEET DEVELOPMENT PLAN E&S DETAILS SITE DETAILS

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.

AND 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 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.

GENERAL SITE NOTES:

CG-6 (WET)

- PROP. INTRMDT. CONTOUR

PROP. SPOT ELEVATION

----- PROP. EDGE OF PAVEMENT

"(STANDARD/HEAVY DUTY)

PROP. SANITARY SEWER MANHOLE

----- PROP. BUILDING

--- PROP. POWER POLE

WATER METER

PROP. GATE VALVE

BLOW-OFF VALVE

INLET PROTECTION

BENCHMARK

----- X ------ PROP. FENCE

PROP. TREE LINE

1. G.C. TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.

2. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEERING AND CITY OF ROANOKE PLANNING, BUILDING, AND DEVELOPMENT

3. GENERAL CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.

4. ANY PAVEMENT TO REMAIN THAT IS DISTURBED OR DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED/REPLACED AS NECESSARY TO PRE-CONSTRUCTION CONDITIONS AT NO COST TO THE OWNER.

5. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.

6. G.C. TO ENSURE THAT THE ACCESSIBLE H.C. ROUTE COMPLIES W/A MAX 2% CROSS SLOPES AND MAX 5% LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE.

7. ALL MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE ROOF OF THE EX. BUILDING. NO SCREENING REQUIRED DUE TO SITE LINES. (SEE ARCH PLANS)

8. G.C. SHALL VERIFY ALL EXISTING IMPROVEMENTS ON-SITE PRIOR TO CONSTRUCTION AS A FIELD SURVEY WAS NOT PERFORMED ON-SITE.

9. G.C. SHALL PROVIDE A 3200 SERIES OR ABOVE KNOX BOX AT THE MAIN ENTRY DOOR PER THE FIRE MARSHALL'S OFFICE AND A KNOX ELEVATOR/LOBBY BOX AT THE PROPOSED ELEVATOR. CONTACT THE FIRE MARSHALL'S OFFICE AT 540-853-2795 FOR ORDERING INFORMATION. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS ON SPECIFIC MOUNTING LOCATIONS, ETC.

10. NO OUTDOOR STORAGE OR LIGHTING IS PROPOSED WITH THIS PROJECT.

SPRINKLER/FIRE NOTES:

906 GPM

1. R-2 USE GROUP - 1,500 GPM REQ'D FIRE FLOW.

2. ADJACENT FIRE HYDRANTS PROVIDE THE REQUIRED 1,500 GPM (SEE SUMMARY BELOW) (FLOWS PROVIDED FROM THE WESTERN VIRGINIA WATER AUTHORITY (W.V.W.A.))

HYDRANT ID: 10306 (8TH STREET & CAMPBELL AVENUE S.W.) 60 PSI - STATIC 24 PSI - RESIDUAL 833 GPM

HYDRANT ID: 10316 (9TH STREET & CAMPBELL AVENUE S.W.) 65 PSI - STATIC 26 PSI - RESIDUAL

HYDRANT ID: 11814 (8TH STREET & MARSHALL AVENUE S.W.) 56 PSI - STATIC 9 PSI - RESIDUAL 397 GPM

2. THE BUILDING WILL BE EQUIPPED WITH A FIRE ALARM SYSTEM AND AUTOMATIC SPRINKLER SYSTEM.

SITE INFORMATION:

OWNER: 515 8TH STREET LLC P.O. BOX 586 ROANOKE, VA 24004

TAX PARCEL NO .: **EXISTING USE:**

PROPOSED USE:

1113111

VACANT BUILDING

MIXED USE BUILDING

OVERLAY DISTRICT W/CERTIFICATE OF APPROPRIATENESS:

D - DOWNTOWN

SITE AREA:

H-2 & COA150134 1.7262 AC

DISTURBED AREA:

WATER/SEWER:

BUILDING AREA/NO. OF STORIES:

MINIMUM PARKING REQUIRED:

MAXIMUM PARKING ALLOWED:

PARKING PROVIDED:

SETBACKS:

E&SC CONSTRUCTION SEQUENCE:

PERMANENT SEEDING OR MULCHING SHALL BE APPLIED TO ALL

LANDSCAPE AREAS AND AREAS NOT RECEIVING HARDSCAPE

CITY OF ROANOKE SHALL INSPECT/APPROVE REMOVAL OF

REQUIRED MEASURES PRIOR TO ESC MEASURE REMOVAL.

2. DUMPSTER, SIDEWALK, AND LANDSCAPING SHALL BE INSTALLED

1. GRADING OPERATIONS SHALL TAKE PLACE AT THIS TIME.

AT THIS TIME.

ELEMENTS.

MAX. FLOOR AREA RATIO ALLOWED/PROVIDED: IMPERVIOUS SURFACE RATIO ALLOWED/PROVIDED:

MAXIMUM BUILDING HEIGHT ALLOWED/PROPOSED:

GROUND FLOOR TRANSPARENCY MIN. REQ'D/PROVIDED:

APPROX. 3,715 S.F. PUBLIC (FROM EXISTING BUILDING)

(approx. 21,180 S.F.) - 1 STORY W/ BASEMENT

NO MIN. REQUIREMENTS IN DOWNTOWN DISTRICT

24 DWELLINGS - RESIDENTIAL 1.5 SPACES PER DWELLING UNIT = 36 PARKING SPACES

140% OF REQ'D MINIMUM = 51 PARKING SPACES

ex. 24 SPACES

O' MINIMUM / 10' MAXIMUM

SIDE: REAR:

15.0/EXISTING BUILDING

100%/ 39.5%

50%/ EXISTING

NO MAX/ EXISTING BUILDING

CITY OF ROANOKE & UTILITY CONTACTS:

CITY OF ROANOKE DEVELOPMENT REVIEW COORDINATOR - DANIELLE BISHOP (540) 853-1325

ROANOKE GAS COMPANY - DON JONES (540) 777-3851 <u>VERIZON</u> - STEVEN CRONEMEYER (540) 563-2261

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

WESTERN VIRGINIA WATER AUTHORITY - CHRIS CAREY (540) 853-5637



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

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 CITY OF ROANOKE AERIAL MAPPING.

COMPREHENSIVE SITE PLAN #: CP150037

City of Roanoke Planning Building and Development **DEVELOPMENT PLAN APPROVED** Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.

CITY OF ROANOKE APPROVAL BLOCK

www.balzer.cc New River Valley Harrisonburg ESIDENTIAL LAND DEVELOPMENT ENGINEERIN SITE DEVELOPMENT ENGINEERING LAND USE PLANNING & ZONING LANDSCAPE ARCHITECTUR LAND SURVEYING ARCHITECTURE STRUCTURAL ENGINEERING TRANSPORTATION ENGINEERING ENVIRONMENTAL & SOIL SCIENCE

VETLAND DELINEATIONS & STREAM EVALUATION Balzer and Associates, Inc 1208 Corporate Circle

REFLECTING TOMORRO

Roanoke, VA 24018 540-772-9580 FAX 540-772-8050



TR

8th

DRAWN BY DESIGNED BY BTC CHECKED BY BTC

7/15/2015 AS NOTED SCALE

REVISIONS: 9/4/2015 9/21/2015 11/2/2015 11/10/2015

SHEET NO.

JOB NO. <u>03150022.00</u>