

ESC CONSTRUCTION SEQUENCE

PHASE II

1. AFTER THE BUILDING PAD REACHES SUBGRADE, BUILDING CONSTRUCTION MAY BEGIN.
2. PERMANENT OR TEMPORARY SEEDING SHALL BE APPLIED WITHIN 7 DAYS TO ANY AREA THAT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT SEEDING SHALL BE APPLIED TO ANY AREA THAT HAS REACHED FINAL GRADE OR THAT WILL REMAIN DORMANT FOR LONGER THAN 1 YEAR.
3. UTILITY CONSTRUCTION SHALL COMMENCE AT THIS TIME. INLET PROTECTION SHALL BE INSTALLED ON NEW INLETS AFTER INSTALLATION. OUTLET PROTECTION SHALL BE INSTALLED AT OUTFALLS OF NEW PIPES AS SHOWN.
4. INSTALLATION OF CURBING AND THE REMOVAL OF SEDIMENT TRAP AND DIVERSION DIKES SHALL TAKE PLACE AT THIS TIME.
5. PAVEMENT AND LANDSCAPING SHALL BE INSTALLED AT THIS TIME.
6. ALL AREAS OF THE SITE NOT TO RECEIVE HARDSCAPE SHALL RECEIVE PERMANENT SEEDING AND ALL SLOPES 3:1 OR STEEPER SHALL RECEIVE BLANKET MATTING.
7. AFTER PERMANENT STABILIZATION, SILT FENCE, INLET PROTECTION, CULVERT INLET PROTECTION, AND CONSTRUCTION ENTRANCE MAY ALL BE REMOVED.
8. G.C. SHALL NOTIFY ROANOKE CITY INSPECTOR AND RECEIVE APPROVAL PRIOR TO REMOVAL OF ANY ESC MEASURES.
9. LIMITS OF DISTURBANCE SHALL BE STRICTLY ADHERED TO.

20 0 20 40 60

SCALE: 1" = 20'



BLUE HILLS DRIVE, N.E. - R/W VARIES

BLUE HILLS VILLAGE DRIVE, N.E.
R/W VARIES

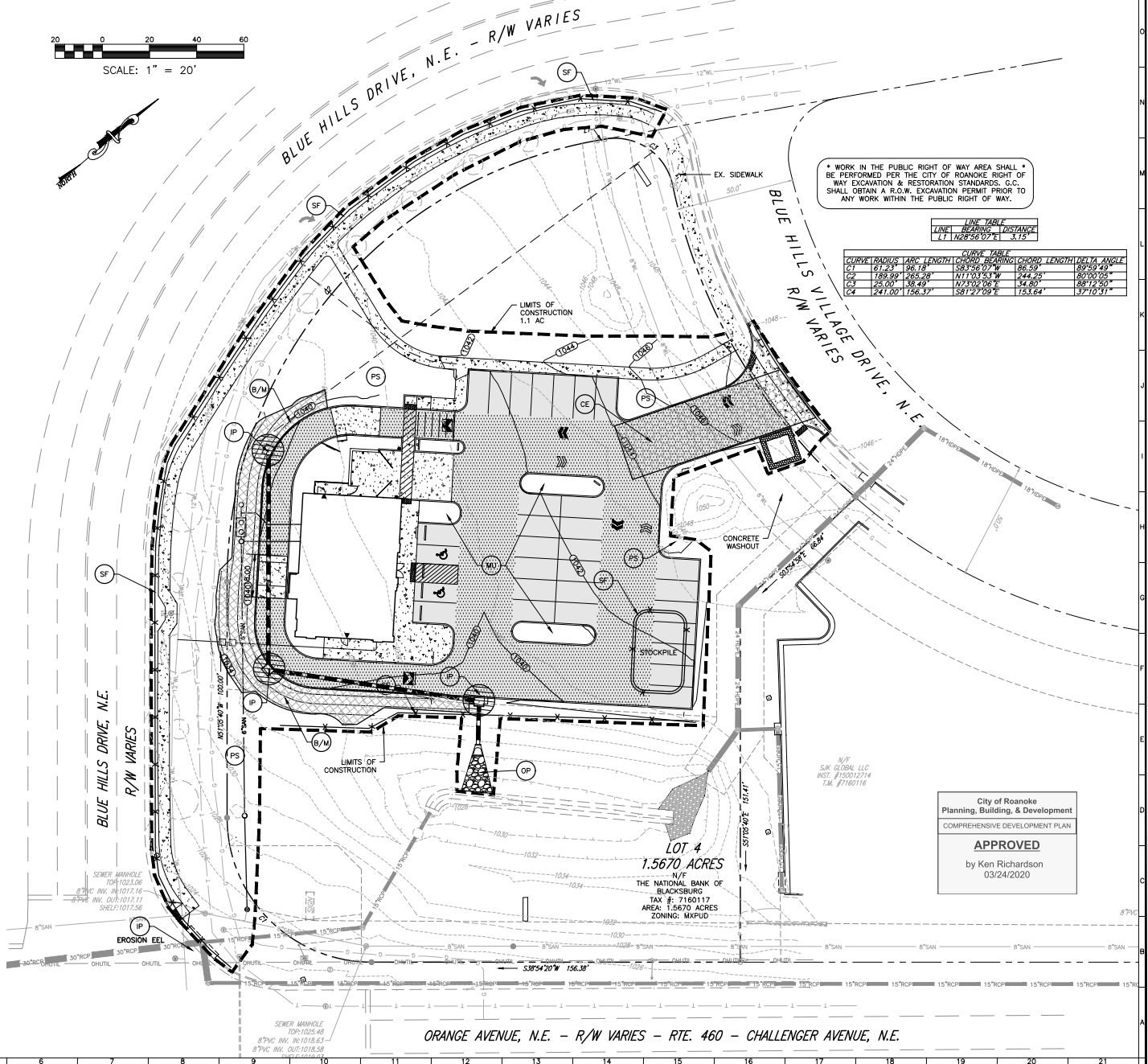
* WORK IN THE PUBLIC RIGHT OF WAY AREA SHALL *
BE PERFORMED PER THE CITY OF ROANOKE RIGHT OF
WAY EXCAVATION & RESTORATION STANDARDS, O.C.
SHALL OBTAIN A R.O.W. EXCAVATION PERMIT PRIOR TO
ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.

LINE TABLE
LINE BEARING DISTANCE

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD	LENGTH	DELTA ANGLE
C1	67.23	96.18	581.56	07°W	86.59	89°59'49"	
C2	189.89	265.28	871.01	15°W	244.25	8°20'25"	
C3	25.00	18.49	871.05	06°E	94.80	88°13'50"	
C4	241.00	1156.37	581.27	09°E	153.64	37°10'31"	

ESC LEGEND

3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE
3.05	SILT FENCE	SF
3.07	STORM DRAIN INLET PROTECTION	IP
3.18	OUTLET PROTECTION	OP
3.32	PERMANENT SEEDING	PS
3.35	MULCHING	MU
3.36	SOIL STABILIZATION BLANKETS & MATTING	B/M



N/P
S/R GLOBAL LLC
INST. #12012714
T.M. #7160116

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN

APPROVED

by Ken Richardson
03/24/2020

LOT 4
1.5670 ACRES
N/P
THE NATIONAL BANK OF
BLACKSBURG
TAX # 7160117
AREA 1.5670 ACRES
ZONING: MKPUD

ORANGE AVENUE, N.E. - R/W VARIES - RTE. 460 - CHALLENGER AVENUE, N.E.



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RESIDENTIAL LAND DEVELOPMENT ENGINEERING
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Balzer and Associates, Inc.

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Roanoke, VA 24018
540-772-9580
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STARBUCKS
3601 BLUE HILLS VILLAGE DRIVE NE

ESC PLAN PHASE II

CITY OF ROANOKE, VIRGINIA

DRAWN BY CPB

DESIGNED BY CPB

CHECKED BY BTC

DATE 12/18/18

SCALE 1"=20'

REVISIONS:
2/18/2019

SHEET NO.

C6.1

JOB NO. 04170055.00