



ABBREVIATIONS

AH/FH	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.	HSO	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	DRAINAGE EASEMENT	MON	MONUMENT	TW	TOP OF WALL
DIA	DRAINAGE EASEMENT	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		

COMMUNICATIONS CENTER

0 BLUE HILLS CIRCLE NE
ROANOKE, VA 24011

SHEET INDEX

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C16	SITE DETAILS
C17	WVWA DETAILS
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L01	LIGHTING CALCULATIONS
L02	PARKING LOT LIGHTING
L03	LIGHTING CUT SHEETS

WESTERN VIRGINIA WATER AUTHORITY NOTES:

AVAILABILITY No.: 18-181

GENERAL NOTES:

A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE WESTERN VIRGINIA WATER AUTHORITY TO BE HELD AT LEAST ONE (1) DAY PRIOR TO ANY CONSTRUCTION OF THE APPROVED WATER AND SANITARY SEWER FACILITIES.

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.

ALL SANITARY SEWER AND WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING VALVE VAULTS, MANHOLES, ETC. AFTER PAVING AND ADJUSTING TO FINAL GRADE IF NECESSARY.

ALL EXISTING UTILITIES MAY NOT BE SHOWN OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH THE STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.

ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT-OF-WAYS SHALL BE COMPACTED ACCORDING TO CITY OF ROANOKE STANDARDS.

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL REFER TO THE WESTERN VIRGINIA WATER AUTHORITY STANDARD WATER AND SEWER REGULATIONS FOR CONSTRUCTION DETAILS AND INSTALLATION METHODS AS REQUIRED TO COMPLETE THE PROPOSED UTILITY FACILITIES AS INDICATED BY THESE DRAWINGS.

FIELD CORRECTIONS SHALL BE APPROVED BY THE WVWA ENGINEERING DIVISION PRIOR TO SUCH CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE THE WESTERN VIRGINIA WATER AUTHORITY WITH CORRECT AS-BUILT PLANS PRIOR TO SUBSTANTIAL COMPLETION OF ANY NEW PUBLIC EXTENSIONS.

WATER NOTES:

WATER MAINS SHALL BE MINIMUM CLASS 350 DUCTILE IRON IN ACCORDANCE WITH AWWA C151 OR DR-14 PVC IN ACCORDANCE WITH AWWA C-900.

WATER LATERALS FROM THE METER TO THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.

THE CONSTRUCTION OF THE PROPOSED PUBLIC WATER MAIN AND ALL COMMERCIAL SERVICES SHALL BE IN COMPLIANCE WITH THE CURRENT WESTERN VIRGINIA WATER AUTHORITY REGULATIONS. REFER TO THESE REGULATIONS FOR COMPLETE DETAILS AND INSTALLATION METHODS.

SEWER NOTES:

COMMERCIAL SANITARY SEWER LATERAL SHALL BE MINIMUM 6" PIPE INSTALLED AT SLOPES AS SHOWN ON THE PLAN.

THE LATERALS AND REQUIRED FITTINGS LOCATED WITHIN A PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT SHALL BE OF THE SAME TYPE OF MATERIAL AS THE MAINLINE SEWER PIPE.

THE CONSTRUCTION OF THE PROPOSED PUBLIC SEWER MAIN AND ALL COMMERCIAL SERVICES SHALL BE IN COMPLIANCE WITH THE CURRENT WESTERN VIRGINIA WATER AUTHORITY REGULATIONS. REFER TO THESE REGULATIONS FOR COMPLETE DETAILS AND INSTALLATION METHODS.

ALL SANITARY SEWER PIPING SHALL BE PVC (POLYVINYL CHLORIDE) MANUFACTURED IN ACCORDANCE WITH ASTM DESIGNATION 3034-77 (SDR 35) UNLESS OTHERWISE NOTED ON THE PLANS/PROFILES.

ALL MANHOLE FRAMES AND COVERS SHALL BE WATERTIGHT AND ALL COVERS SHALL BE BOLT-DOWN MANHOLE COVERS (SEE DETAIL S-05 AND S-06) WHERE APPLICABLE.

CITY OF ROANOKE & UTILITY CONTACTS:

CITY OF ROANOKE DEVELOPMENT REVIEW COORDINATOR - GEORGE NEVERGOLD (540) 853-6501

ROANOKE GAS COMPANY - ED PAINTER (540) 777-3801

VERIZON - WILLARD DIETZ (540) 265-7510

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

WESTERN VIRGINIA WATER AUTHORITY - MITCH EAKIN (540) 283-2996

SITE & ZONING SUMMARY:

OWNER: CITY OF ROANOKE
215 CHURCH AVENUE SW
ROANOKE, VIRGINIA 24011

PARCEL #1:

TAX MAP NUMBERS: 7280104

PARCEL SIZE: +/- 6.59 AC.

PROPOSED USE: FIRE, POLICE OR EMERGENCY SERVICES

ZONING: I-1, LIGHT INDUSTRIAL

PARCEL #2:

TAX MAP NUMBERS: 7320102

PARCEL SIZE: +/- 0.90 AC.

PROPOSED USE: TO BE COMBINED WITH 7280104

ZONING: I-1, LIGHT INDUSTRIAL

TOTAL AREA OF NEW PARCEL: +/-7.49 AC.

I-1, LIGHT INDUSTRIAL REGULATIONS:

MINIMUM LOT SIZE OF DISTRICT: 10,000 SF

MAXIMUM LOT AREA: NONE

LOT AREA PROVIDED: 7.49 AC.

MINIMUM LOT FRONTAGE: 100' PER FRONTAGE

LOT FRONTAGE PROVIDED: 340' (BLUE HILLS CIRCLE)

SETBACKS:

FRONT YARD SETBACK: 0' MIN (75' PER RCIT STANDARDS) / NO MAX.

SIDE YARD SETBACK: 5'

REAR YARD SETBACK: 0'

MAXIMUM BUILDING HEIGHT:

ALLOWED: 1' PER FOOT OF SETBACK FROM ANY ABUTTING RESIDENTIAL LOT
= 92'

PROVIDED: 25'

IMPERVIOUS SURFACE RATIO MAXIMUM ALLOWED/PROVIDED: 90%/APPROX. 32%

MINIMUM TREE CANOPY REQUIRED: 10%

TREE CANOPY PROVIDED: 16%

PARKING SUMMARY:

1 SPACE PER 500 S.F. - 58 SPACES REQUIRED

86 SPACES PROVIDED

HANDICAPPED PARKING SPACES

REQUIRED: 3 SPACES / PROVIDED: 6 SPACES

LOADING SPACES

REQUIRED: 1 SPACES / PROVIDED: 1 SPACE

NOTES:

1. THE PROPOSED RADIO TOWER IS TO BE USED ONLY AS AN ACCESSORY TO THE "FIRE, POLICE, OR EMERGENCY SERVICES" USE.

2. NO OUTDOOR STORAGE IS PROPOSED WITH THIS PROJECT.

3. THIS PROJECT IS INTENDED TO BE A LEED-CERTIFIED PROJECT. PLEASE SEE ARCHITECTURAL PLANS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION.

Water and Sewer Installed Per Plan
C900 - Ductile Iron National Pipe
SDR-35 and SDR-26 National Pipe
Fire Hydrant - American Darling
Water Valves - American Flow Control
Jack St. Clair, Inc.

Water and Sewer Installed Per Plan

C900 Waterline National Pipe

SDR - 35 and SDR - 26 National Pipe

Fire Hydrant - American Darling
Water Valves - American Flow Control

Jack St. Clair, Inc (Contractor)

Bruce Peters (Inspector) AS-Built 09 - 23 - 2019



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Roanoke
New River Valley
Richmond
Staunton
Harrisonburg

RESIDENTIAL LAND DEVELOPMENT ENGINEERING
SITE DEVELOPMENT ENGINEERING
LAND USE PLANNING & ZONING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ARCHITECTURE
STRUCTURAL ENGINEERING
TRANSPORTATION ENGINEERING
ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.

1208 Corporate Circle

Roanoke, VA 24018

540-772-9580

FAX 540-772-8050



COMMUNICATIONS CENTER
0 BLUE HILLS CIRCLE NE
COVER SHEET

CITY OF ROANOKE, VIRGINIA

DRAWN BY EJP

DESIGNED BY CPB

CHECKED BY CPB

DATE 5/30/2018

SCALE N/A

REVISIONS:

6/27/2018

SHEET NO.

C1

JOB NO. 03170040.00

CITY OF ROANOKE APPROVAL BLOCK