LEGEND

| 348 EX. INTRMDT. CONTOUR | PROP. INTRMDT. CONTOUR |
|--|--|
| 345 EX. INDEX CONTOUR | |
| + 35.55 EX. SPOT ELEVATION | 35.55 PROP. SPOT ELEVATION |
| 8" WL EX. WATER LINE | |
| 8" SAN EX. SANITARY SEWER | |
| 18 ROP EX. STORM PIPE | PROP. STORM PIPE |
| | PROP. EDGE OF PAVEMENT |
| EX. BUILDING | PROP. BUILDING |
| What was a fundament of the Ex. CONCRETE | ARAY ASTAY CASC PROP. CONCRETE |
| OSOSSOS OSOS EX. PAVEMENT | PROP. ASPHALT PAVEMENT (STANDARD/HEAVY DUTY) |
| GRAVEL | TOWNSTON OF THE PROP. GRAVEL |
| ///////////// PAVEMENT REPLACEMENT | PROP. PAVERS |
| EX. POWER POLE | → PROP. POWER POLE |
| EX. SANITARY SEWER MANHOLE | PROP. MANHOLE |
| EX. STORM SEWER MANHOLE | → SIGN |
| CLEANOUT | WATER METER |
| □ EX. LIGHT POLE | PROP. GATE VALVE |
| | BLOW−OFF VALVE |
| EX. TELEPHONE | ☆ BENCHMARK |
| G EX. GAS LINE | G PROP. GAS LINE |
| | |
| ———— EX. FENCE | P PROP. UNDERGRND POWER LI |
| EX. TREE LINE | |
| ADJOINING PROPERTY LINE | PROP. TREE LINE |
| EXISTING ROAD MONUMENTS | SITE PROPERTY LINE |

ABBREVIATIONS

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

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. BMAZER AND ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCOPRANCE 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

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

THE VIEW AT **BLUE RIDGE COMMONS**

2801 HERSHBERGER RD NW CITY OF ROANOKE, VIRGINIA

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| | C5 | LAYOUT PLAN | C18 | SIGHT DISTANCE |
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WESTERN VIRGINIA WATER AUTHORITY NOTES:

AVAILABILITY No.: 20-026

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

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED ON ALL WAVE WATER AND SEWER 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 NOTIFY MISS UTILITY AND SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES IN THE AREAS OF CONSTRUCTION PRIOR TO STARTING WORK.

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. FIFTH CHANCES SHALL BE SUBMITTED BY THE ENGINEER OF RECORD TO THE LOCALITY AND BE APPROVED BY THE WOWA

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

FURDAL CARRISMOND.

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS NO SPECIFICATIONS OF THE WESTERN WIGHDAY WAS AUTHORITY (WWW.) AVALABLE AT WAY WESTERN WAS AUTHORITY AT (546) 853–570. THE WESTERN WAS AUTHORITY AND AUTHORITY AT (546) 853–870. THE WESTERN WAS AUTHORITY AND AUTHORITY AT (546) 853–870. THE WESTERN WAS AUTHORITY AND AUTHORITY AT (546) 853–870. THE WESTERN WAS AUTHORITY AND AUTHORITY AT (546) 853–870. THE WESTERN WAS AUTHORITY AND AUTHORITY AT (546) 853–870. THE WESTERN WAS AUTHORITY AND AUTHORITY AT (546) 853–870. THE WESTERN WAS AUTHORITY AND AUTHORITY AT (546) 853–870. THE WESTERN WAS AUTHOR

PLAN APPROVAL BY THE WWWA DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE OR RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.

ALL PRIVATE UTILITY CONSTRUCTION, I.E. PIPING, VALVES, HYDRANTS, METERS AND BOXES, CLEAN OUTS, SANITARY SEWER MANHOLES, BEDDING, ETC. SHALL COMPLY WITH THE CURRENT VACINIA UNIFORM STATEMIDE BUILDING CODE (INCLUDING AMENDMENTS).

THE CONTRACTOR SHALL MANTAIN A MINUMO FIRE CLEARCE VERTICALLY NOT 100 (2) FROM THIN ORIZONTALLY FROM THE OUTSIDE OF PIPE TO OUTSIDE OF PIPE WITH ALL OTHER UNDERGROUND UTILITIES. WHERE THIS CANNOT BE ACHIEVED, ADDITIONAL MEASURES IN ACCORDANCE WITH WWW. STANDARDS SHALL BE EMPORED.

ALL UTILITY GRADE ADJUSTMENTS SHALL BE IN ACCORDANCE WITH WWWA STANDARDS AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.

WATER NOTES WATER MAINS SHALL BE MINIMUM CLASS 350 DUCTILE IRON IN ACCORDANCE TO 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.

SEMER_NOTES: COMMERCIAL SANITARY SEMER 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 MAININE 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 SANTARY SEWER PIPING SHALL BE PVC (POLYVNYL 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 WATERTICHT AND ALL COVERS SHALL BE BOLT-DOWN MANHOLE COVERS (SEE DETAIL S-05 AND S-06) WHERE APPLICABLE.

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 ISSURING 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 PROOF TO THE ISSUANCE OF A LAND DISTURBANCE FERMIT

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 BARRICAGES PROPER AND RECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.

SEMER AND PAYMENT REPLACEMENT: CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAYMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROAMOKE 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.

BILL ACCEPTANCE DID: THE ORDER OF DISTURES SHALL REMISH THE CITY OF ROMONICS PLANNING BELDINE AND DISCUSMENT EPHRHIBIT WITH A FIELD SHAFTED THAN CORDITATION OF DEATH AND THE AND THE

SITE & ZONING SUMMARY:

OWNER: BLUE RIDGE MULTI-FAMILY LLC 10B STATE ST STE 300 GREENSRORD NC 27408

TAX MAP NUMBERS: 6450114, 6450119

TOTAL EXISTING LOT SIZE: 6450114 - 12.01 AC. ± 6450119 - 0.78 AC. ± EXISTING USE: HOTEL & CONFERENCE CENTER PROPOSED USE: MULTIFAMILY RESIDENTIAL

ZONING: 6450114 - CLS COMMERCIAL - LARGE SITE

CLS DISTRICT REGULATIONS:

MINIMUM / MAXIMUM LOT AREA: 43.560 SE / NO MAX

LOT AREA PROVIDED: 12.01 AC ± MINIMUM / MAXIMUM LOT FRONTAGE: 150' / NO MAX.

LOT FRONTAGE PROVIDED: ±649

MAXIMUM BUILDING HEIGHT: 1' FOR EACH FOOT OF SETBACK FROM ANY ABUTTING RESIDENTIAL LOT

FLOOR AREA RATIO MAX: 5.0

FLOOR AREA RATIO PROVIDED: ±0.84

IMPERVIOUS SURFACE AREA MAX: 80%

IMPERVIOUS SURFACE AREA PROVIDED: ±67%

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

TREE CANOPY PROVIDED: 10%

CG DISTRICT REGULATIONS:

MINIMUM / MAXIMUM LOT AREA: 10,000 SF / 130,680 SF LOT AREA PROVIDED: 0.78 AC ±

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

LOT FRONTAGE PROVIDED: ±186

REAR YARD SETBACK: 0"

MAXIMUM BUILDING HEIGHT: 45°

FLOOR AREA PATIO MAY: 5.0

FLOOR AREA RATIO PROVIDED: N/A

IMPERVIOUS SURFACE AREA MAX: 85%

IMPERVIOUS SURFACE AREA PROVIDED: N/A

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

TREE CANOPY PROVIDED: N/A

GARAGE SUMMARY:

CONSTRUCTION USE GROUP: R-2 (24 UNIT & 36 UNIT) CONSTRUCTION USE GROUP: S-1

CONSTRUCTION TYPE: VR CONSTRUCTION TYPE: VR

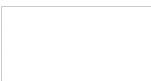
OFF-STREET PARKING REQUIRED (MINIMUM): 195 SPACES

F-STREET PARKING PROVIDED: 474 SPACES

GARAGES PROVIDED: 38 GARAGES



COMPREHENSIVE SITE PLAN #: CP20-0020



CITY OF ROANOKE APPROVAL BLOCK



BLUE RIDGE MULTI-FAMILY LLC 108 STATE STREET STE 300 GREENSBORO, NC 27408

DEVELOPER:

Roanoke / Richmond New River Valley / Staunto Harrisonburg / Lynchburg www.balzer.cc



COMMONS RIDGE **VIEW AT BLUE**

1 HERSHBERGER ROAD N VER SHEET 2801

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DRAWN BY

DATE

SCALE

CHECKED BY BTC 5/6/2020

REVISIONS 6/15/2020 7/8/2020

