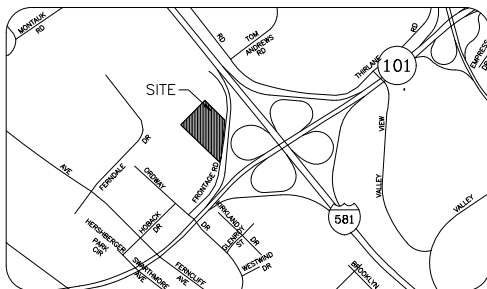




## VICINITY MAP

INTS



## LEGEND

-----340-----	EX. INTIMOT. CONTOUR	-----1320-----	PROP. INTIMOT. CONTOUR
-----35.55-----	EX. INDEX CONTOUR	-----35.55-----	PROP. INDEX CONTOUR
-----35.55-----	EX. SPOT ELEVATION	-----35.55-----	PROP. SPOT ELEVATION
-----8" WL-----	EX. WATER LINE	-----8" WL-----	PROP. WATER LINE
-----8" SAN-----	EX. SANITARY SEWER	-----8" SAN-----	PROP. SANITARY SEWER
-----18" STORM-----	EX. STORM PIPE	-----18" STORM-----	PROP. STORM PIPE
-----18" STORM-----	EX. EDGE OF PAVEMENT	-----18" STORM-----	PROP. EDGE OF PAVEMENT
-----18" STORM-----	EX. BUILDING	-----18" STORM-----	PROP. BUILDING
-----18" STORM-----	EX. CONCRETE	-----18" STORM-----	PROP. CONCRETE
-----18" STORM-----	EX. ASPHALT PAVEMENT	-----18" STORM-----	PROP. ASPHALT PAVEMENT
-----18" STORM-----	EX. GRAVEL	-----18" STORM-----	PROP. GRAVEL
-----18" STORM-----	EX. PAVEMENT REPLACEMENT	-----18" STORM-----	PROP. PAVERS
-----18" STORM-----	EX. POWER POLE	-----18" STORM-----	PROP. POWER POLE
-----18" STORM-----	EX. SANITARY SEWER MANHOLE	-----18" STORM-----	PROP. MANHOLE
-----18" STORM-----	EX. STORM SEWER MANHOLE	-----18" STORM-----	PROP. SIGN
-----18" STORM-----	EX. CLEANOUT	-----18" STORM-----	PROP. WATER METER
-----18" STORM-----	EX. LIGHT POLE	-----18" STORM-----	PROP. GATE VALVE
-----18" STORM-----	EX. WATER LINE REDUCER	-----18" STORM-----	PROP. BLOW-OFF VALVE
-----18" STORM-----	EX. TELEPHONE	-----18" STORM-----	PROP. BENCHMARK
-----18" STORM-----	EX. GAS LINE	-----18" STORM-----	PROP. GAS LINE
-----18" STORM-----	EX. OVERHEAD CABLE	-----18" STORM-----	PROP. OVERHEAD CABLE
-----18" STORM-----	EX. FENCE	-----18" STORM-----	PROP. UNDERGROUND POWER LINE
-----18" STORM-----	EX. TREE LINE	-----18" STORM-----	PROP. FENCE
-----18" STORM-----	EX. ADJOINING PROPERTY LINE	-----18" STORM-----	PROP. TREE LINE
-----18" STORM-----	EX. EXISTING ROAD MONUMENTS	-----18" STORM-----	PROP. SITE PROPERTY LINE

## ABBREVIATIONS

APFH	ARROW HEAD TOP OF FIRE HYDRANT	EVCS	END VERT. CURVE STA.	RR	RAILROAD
APPROX	APPROXIMATE	EW	END WALL	RYS	REAR YARD SETBACK
ASPH	ASPHALT	EXST	EXISTING	SAH	SANITARY
BC	BACK OF CURB	FDN	FOUNDATION	SBL	SOUTH BOUND LINE
BT	BOTTOM	FF	FINISHED FLOOR	SD	STORM DRAIN
BDO	BUILDING	FG	FINISH GRADE	SECT	SECTION
BLK	BLOCK	GBE	GRADE BREAK ELEVATION	SE	SANITARY SEWER
BS	BOTTOM OF BOTTOM STEP	GSE	GRADE BREAK STATION	SSD	STOPPING SIGHT DISTANCE
BVCE	BEGIN VERT. CURVE ELEV.	HQA	HIGH POINT	SSE	SANITARY SEWER EASEMENT
BVCS	BEGIN VERT. CURVE STA.	HSD	HEADLIGHT SIGHT DISTANCE	STA	STATION
BN	BOTTOM OF WALL	INTX	INTERSECTION	STD	STANDARD
CB	CORNER BLOCK	INTV	INTERVIEW	STO	STORAGE
CCK	CURB & GUTTER	IP	IRON PIN	SYD	SIDE YARD SETBACK
CMF	CORRUGATED METAL PIPE	LT	LEFT	TBR	TEMPORARY BENCHMARK
CNC	CONCRETE	LVC	LENGTH OF VERTICAL CURVE	TO	TO BE REMOVED
COR	CORNER	LN	LINE	TO	TOP OF CURB
DBL	DOUBLE	MIN	MINIMUM	TEL	TELEPHONE
DEF	DEFLECTION	MIL	MIL	TRANS	TRANSFORMER
DI	DROP INLET	MON	MONUMENT	TS	TOP OF TOP STEP
DA	DAMETER	NBL	NORTH BOUND LINE	TOP	TOP OF WALL
DE	DEMANEASEMENT	PROP	PROPOSED	TYR	TYRICAL
ELEC	ELECTRIC	PUE	PUBLIC UTILITY EASEMENT	VOOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
ELEV	ELEVATION	R	RADIUS	VERT	VERTICAL
ENTR	ENTRANCE	RLW	RIGHT OF WAY	WBL	WEST BOUND LINE
EP	EDGE OF PAVEMENT	REQD	REQUIRED	WWA	WESTERN VIRGINIA WATER AUTHORITY
EVC	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 UNLESS 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 JANUARY 2020.

## CITY OF ROANOKE & UTILITY CONTACTS:

CITY OF ROANOKE DEVELOPMENT REVIEW COORDINATOR - ADRIAN GILBERT (540) 853-5786

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 - AARON SHEARER (540) 283-2941

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

# THE VIEW AT BLUE RIDGE COMMONS

2801 HERSHBERGER RD NW  
CITY OF ROANOKE, VIRGINIA

## SHEET INDEX

C1	COVER SHEET	C14	UTILITY PROFILES I
C2	GENERAL NOTES I	C15	UTILITY PROFILES II
C3	SOILS INFORMATION	C16	UTILITY PROFILES III
C4	EXISTING CONDITIONS & DEMOLITION PLAN	C17	UTILITY PROFILES IV
C5	LAYOUT PLAN	C18	SIGHT DISTANCE
C6	UTILITY PLAN	C19	LANDSCAPE PLAN
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C10	ESC PLAN - PH II	C23	WWVA DETAILS
C11	ESC PLAN - PH III	C24	MAINTENANCE OF TRAFFIC PLAN
C12	ESC NOTES	C25	LIGHTING PLAN
C13	ESC DETAILS	C26	CUT SHEETS I

## WESTERN VIRGINIA WATER AUTHORITY NOTES:

AVAILABILITY No.: 20-026

### 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 ON ALL WWVA 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.

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## SITE & ZONING SUMMARY:

OWNER: BLUE RIDGE MULTI-FAMILY LLC

108 STATE ST. STE 300

GREENSBORO, 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 - C1S COMMERCIAL - LARGE SITE

6450119 - C2 - COMMERCIAL, GENERAL

DEVELOPER: BLUE RIDGE MULTI-FAMILY LLC

108 STATE STREET STE. 300

GREENSBORO, NC 27408

## C1S DISTRICT REGULATIONS:

MINIMUM / MAXIMUM LOT AREA: 43,560 SF / NO MAX.

LOT AREA PROVIDED: 12.01 AC ±

MINIMUM / MAXIMUM LOT FRONTAGE: 150' / NO MAX.

LOT FRONTAGE PROVIDED: 8649'

SETBACKS:

FRONT YARD MINIMUM / MAXIMUM SETBACK: 0' / NONE

SIDE YARD SETBACK: 0'

REAR YARD SETBACK: 0'

MAXIMUM BUILDING HEIGHT: 1' FOR EACH FOOT OF SETBACK FROM ANY ADJUTING RESIDENTIAL LOT (NO ADJUTING RESIDENTIAL)

FLOOR AREA RATIO MAX: 5.0

FLOOR AREA RATIO PROVIDED: 8.04

IMPERVIOUS SURFACE AREA MAX: 80%

IMPERVIOUS SURFACE AREA PROVIDED: 867%

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

TREE CANOPY PROVIDED: 10%

## C2 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: 8186'

SETBACKS:

FRONT YARD MINIMUM / MAXIMUM SETBACK: 0' / 30'

SIDE YARD SETBACK: 0'

REAR YARD SET