

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

CRESTMoor GARDENS LOT A

3580 KEAGY ROAD, SW
CITY OF ROANOKE, VIRGINIA

SHEET INDEX

C1	COVER SHEET
C2	MASTER PLAN
C3	EXISTING CONDITIONS & DEMOLITION PLAN
C4	LAYOUT & UTILITY PLAN
C5	GRADING PLAN
C6	E.S.C. PLAN - PHASE 1
C7	E.S.C. PLAN - PHASE 2
C8	E.S.C. NOTES & SOILS
C9	E.S.C. DETAILS
C10	LANDSCAPE PLAN
C11	UTILITY PROFILES
C12	GENERAL NOTES
C13	SITE DETAILS 1
C14	SITE DETAILS 2
C15	W.V.W.A. REGIONAL DETAILS
C16	U.G. STORM WATER DETENTION DETAILS
C17	LIGHTING PLAN
C18	LIGHTING CUT SHEETS

WESTERN VIRGINIA WATER AUTHORITY NOTES:

AVAILABILITY: Not a Service by the City of Salem

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 - ADRIAN GILBERT (540) 853-5796

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

VERIZON - STEVEN CRONMEYER (540) 563-2261

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

WESTERN VIRGINIA WATER AUTHORITY - AARON SHEARER (540) 853-5700

CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENT:

SEE SHEET C12

SITE INFORMATION

SITE ADDRESS:	3580 KEAGY ROAD, S.W. ROANOKE, VIRGINIA	AGENT:	BALZER AND ASSOCIATES, INC. 1208 CORPORATE CIRCLE ROANOKE, VIRGINIA 24018 Phone: (540) 772-9580 Contact: BEN CREW
OWNER:	SWAOMS REAL ESTATE, LLC 1940 BRAEBURN DRIVE SALEM, VIRGINIA 24153 Contact: SAMUEL SCROGGINS	DEVELOPER:	SWAOMS REAL ESTATE, LLC 1940 BRAEBURN DRIVE SALEM, VIRGINIA 24153 Contact: SAMUEL SCROGGINS
USE:	MEDICAL CLINIC		
ZONING:	MX - MIXED USE WITH CONDITIONS ORDINANCE #39011-111510		
TAX PARCEL NO.:	5140201 & 5140211		
SITE AREA:	1.04 ACRES		
DISTURBED AREA:	2.21 ACRES		
WATER:	PUBLIC		
SEWER:	PUBLIC		
BUILDING AREA/NO. OF STORIES:	7,000 SF / 1.5-STORY (BUILDING A)		

LOT 'A' PARKING SPECIFICATIONS

MINIMUM PARKING REQUIRED:	1 PER 300 S.F. OF NET FLOOR AREA (±5,250 SF)
MAXIMUM PARKING:	18 PARKING SPACES REQ'D INCLUDING 1 HDOP
PARKING PROVIDED:	18 SPACES * 1.5 = 27 PARKING SPACES MAX.
LOADING SPACES REQUIRED:	31 TOTAL SPACES PROVIDED INCLUDING 2 HDOP
LOADING SPACES PROVIDED:	(21 SPACES PROVIDED FOR LOT A - REMAINDER OF SPACES TO BE SHARED WITH LOT B)
SETBACKS:	FRONT: 10' MINIMUM / 30' MAXIMUM SIDE: 5' REAR: 15'
MAX. FLOOR AREA RATIO ALLOWED/PROVIDED:	1.0/0.15 (TOTAL DEVELOPMENT)
IMPERVIOUS SURFACE RATIO ALLOWED/PROVIDED:	70%/APPROX. 41% (TOTAL DEVELOPMENT)
MAXIMUM BUILDING HEIGHT ALLOWED/PROPOSED:	35'/APPROX. 21.6'
MINIMUM GROUND FLOOR FACADE TRANSPARENCY:	20% REQUIRED / 20% PROVIDED (KEAGY ROAD, SW)

ZONING CONDITIONS

(SEE ADDITIONAL ZONING NOTES ON SHEET C4)

- THE PROPERTY SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE DEVELOPMENT PLAN PREPARED BY BALZER & ASSOCIATES DATED SEPTEMBER 2, 2010 AND ATTACHED HERETO AS EXHIBIT A ("DEVELOPMENT PLAN") SUBJECT TO THOSE CHANGES WHICH MAY BE REQUIRED BY THE CITY OF ROANOKE DURING COMPREHENSIVE DEVELOPMENT PLAN REVIEW.
- THE FRONT AND REAR BUILDINGS SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE DRAWING ENTITLED CRESTMoor GARDENS EXHIBIT 'C', DATED SEPTEMBER 2, 2010 PREPARED BY BALZER & ASSOCIATES INC.

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.

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 SEPTEMBER 2010.



COMPREHENSIVE SITE PLAN #: CP19-0019

City of Roanoke Planning, Building, & Development COMPREHENSIVE 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.	
Agent, Planning Commission	Jan D. Shady
Development Engineer	Jan D. Shady
Zoning Administrator	Jan D. Shady
Date	

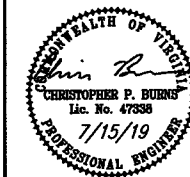
CITY OF ROANOKE APPROVAL BLOCK
Contractor



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

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

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Roanoke, VA 24018
540.772.9580



material

Sewer

8" SDR 35

Diamond

6" SDR 26

Diamond

Water

2" Endot PDLVflex

Settler

McDonald

with Extra

Value +

Bypass built

into settler

CRESTMoor GARDENS - LOT A
COVER SHEET
CITY OF ROANOKE, VIRGINIA

DRAWN BY	BTG
DESIGNED BY	BTG
CHECKED BY	CPB
DATE	5/17/2019
SCALE	N/A
REVISIONS	
6/14/2019	
7/15/2019	

C1
PROJECT NO. 04190018.00

AS Built

Brian Whitenack

BAND + sons