

GENERAL SITE NOTES:

- G.C. TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, W.V.W.A., AND CITY OF ROANOKE PLANNING, BUILDING, AND DEVELOPMENT DEPARTMENT. G.C. SHALL OBTAIN A RIGHT OF WAY PERMIT FROM THE CITY OF ROANOKE PRIOR TO ANY WORK WITHIN THE CITY OF ROANOKE R.O.W.
- GENERAL CONTRACTOR TO FIELD VERIFY PAVEMENT TIE IN LOCATIONS/ELEVATIONS AND ENSURE THAT POSITIVE DRAINAGE AWAY FROM THE PROPOSED BUILDING IS MAINTAINED THROUGHOUT THE SITE.
- ANY PAVEMENT TO REMAIN THAT IS DISTURBED OR DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED/REPLACED AS NECESSARY TO PRE-CONSTRUCTION CONDITIONS AT NO COST TO THE OWNER.
- ALL BUILDING DIMENSIONS AND UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
- G.C. SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF ROANOKE PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
- G.C. TO PROVIDE ALL REQUIRED CONDUIT FOR EXTERIOR LIGHTING, ELECTRICAL, TELEPHONE, AND COMMUNICATIONS. ALL UTILITIES TO BE INSTALLED UNDERGROUND.
- G.C. SHALL COORDINATE CONCRETE FINISHING AROUND THE PROPOSED DOOR LOCATIONS WITH THE ARCHITECTURAL PLANS.
- THE SITE CONTRACTOR MUST COORDINATE THE TIMING AND INSTALLATION OF ALL UTILITIES AND MAKE ALL NECESSARY SCHEDULE ARRANGEMENTS FOR TEMPORARY OR PERMANENT UTILITIES PER THE PROJECT SCHEDULE.
- ALL ROOFTOP OR GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW PER CITY OF ROANOKE ZONING ORDINANCE. THE PERIMETER OF ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED FROM ANY STREET FRONTAGE OR ADJACENT PROPERTY BY A FENCE OR SOLID WALL WITH 60% OR GREATER OPAQUE. THE PERIMETER OF ALL ROOFTOP EQUIPMENT THAT WOULD OTHERWISE BE VISIBLE FROM ANY STREET FRONTAGE SHALL BE SCREENED BY A FENCE OR SOLID WALL WITH 60% OR GREATER OPAQUE AT LEAST 1/2 THE VERTICAL HEIGHT OF THE EQUIPMENT FROM THE ADJACENT STREET, TO BE VERIFIED BY SUBMISSION OF A FIELD REVISION TO THE DEVELOPMENT PLAN OR SEPARATE BUILDING PERMIT.
- G.C. SHALL OBTAIN A SEPARATE SIGN PERMIT FOR ALL ON-SITE AND BUILDING SIGNAGE. IF A FLAGPOLE DISPLAY IS PROPOSED, NOTE THAT ONLY FLAGS TO BE DISPLAYED ARE NATIONAL, STATE, OR OTHER GOVERNMENTAL FLAGS AND INSIGNIAS.
- THE REFUSE CONTAINER STORAGE AREA MUST MEET ALL REQUIREMENTS SET FORTH IN TABLE 647-1 AND ARTICLE 4. SUPPLEMENTAL REGULATION SECTION OF THE ZONING ORDINANCE. THE HEIGHT OF THE SCREENING MUST BE AT LEAST 12" ABOVE THE TOP OF THE CONTAINER AND THE OPAQUE OF THE SCREENING MUST BE A SOLID FENCE MATERIAL. SEE ENCLOSURE AND GATE DETAILS.
- ALL EXTERIOR LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LIGHTING PLAN AND CUT SHEETS. THE LIGHTING SHALL ALSO BE INSTALLED AND AIMED TO MEET ALL REQUIREMENTS SET FORTH IN SECTION 36.2 DIVISION 2 OUTDOOR LIGHTING.
- NO OUTDOOR STORAGE IS PROPOSED AS PART OF THIS PROJECT AT THIS TIME.
- ROOF LEADERS SHALL TIE DIRECTLY TO STRUCTURE #9. THE ROOFLEADER LINES SHALL BE INSTALLED PER THE STRUCTURE SCHEDULE. SEE DOWNSPOUT CONNECTION DETAIL FOR ADDITIONAL INFORMATION.

UTILITY NOTES:

- G.C. SHALL COORDINATE THE EXACT SANITARY SEWER, WATER, AND STORM SEWER BUILDING TIE-IN LOCATIONS WITH THE ARCHITECTURAL PLANS.
- ALL UTILITY SERVICE LATERALS OR LINES, INCLUDING ELECTRIC, SHALL BE INSTALLED UNDERGROUND; HOWEVER, UTILITY SERVICE LATERALS OR SERVICE LINES MAY BE LOCATED ABOVEGROUND TO THE POINT OF CONNECTION WHEN ROUTED DIRECTLY TO THE REAR OF THE STRUCTURE BY WAY OF AN ALLEY OR UTILITY EASEMENT WHERE THERE ARE EXISTING OVERHEAD DISTRIBUTION LINES. ALL TRANSFORMERS REQUIRED TO SERVE A DEVELOPMENT AND LOCATED ON THE PROPERTY MAY BE LOCATED ABOVEGROUND BUT SHALL BE SURFACE-MOUNTED ON PADS ON THE GROUND PER SECTION 36.2-610.
- WATER & SEWER CONNECTIONS SHALL CONFORM TO W.V.W.A. UTILITY STANDARDS AND INTERNATIONAL BUILDING CODE.
- THE G.C. SHALL COORDINATE TEMPORARY POWER FOR THE PROPOSED BUILDING AS REQUIRED BY CODE.

ZONING NOTES (PROFFERED SITE PLAN):

- STREET TREES SHALL BE PLANTED ALONG KEAGY ROAD AND CRESTMOOR DRIVE WITHIN THE LANDSCAPING AREA IN ACCORDANCE WITH SECTION 31.1-400(F) OF THE CITY'S SUBDIVISION ORDINANCE.
- ANY BUILDINGS CONSTRUCTED ON THE PROPERTY SHALL BE ONE AND ONE HALF STORY CONSTRUCTION. ROOFS SHALL BE SLOPED GABLES WITH ASPHALT OR FIBERGLASS SHINGLES, GUTTERS AND DOWNSPOUTS. MAXIMUM MEAN ROOF HEIGHT SHALL BE 35 FEET (MEASURED FROM THE AVERAGE GROUND LEVEL ON ALL SIDES OF THE STRUCTURE TO A POINT HALF-WAY FROM EAVE TO PEAK).
- WINDOW AND DOOR OPENINGS ON KEAGY ROAD AND CRESTMOOR DRIVE ELEVATIONS SHALL BE ALIGNED HORIZONTALLY AND VERTICALLY. AT LEAST 20% OF THE FACADE OF THE BUILDING(S) FACING KEAGY ROAD OR CRESTMOOR DRIVE SHALL CONSIST OF PLATE GLASS OR OTHER TRANSPARENT MATERIAL. EACH BUILDING SHALL BE DESIGNED TO HAVE A FRONT FACADE ALONG KEAGY ROAD (OR CRESTMOOR DRIVE, AS APPLICABLE), WHICH FACADE SHALL INCORPORATE A FRONT DOOR TREATMENT INCLUDING A SIDEWALK CONNECTING THE DOOR TO THE PUBLIC SIDEWALK.
- THE EXTERIOR SIDING MATERIALS SHALL BE LIMITED TO BRICK, STONE, HORIZONTAL LAP STYLE SIDING USING WOOD OR FIBER CEMENT ("HARDIE PLANK"). NO HORIZONTAL RIBBON GLASS OR EIFS (EXTERIOR FINISH INSULATION SYSTEM -- "DRYVIT") SHALL BE USED.
- SITE LIGHTING SHALL BE OF A PEDESTRIAN SCALE, TRADITIONALLY STYLED STREET LAMPS NOT TO EXCEED TWELVE (12) FEET IN HEIGHT, WITH DOWNWARD SHIELDED LIGHT SPREAD, AS ILLUSTRATED WITH THE ZONING AMENDMENT PACKAGE ATTACHED HERETO. BUILDING MOUNTED LIGHTING SHALL BE LIMITED TO PORCH AND DECORATIVE SCENE LIGHTING OF A RESIDENTIAL SCALE -- NO WALL PACK LIGHTING WILL BE ALLOWED. LIGHT LEVELS SHALL NOT EXCEED 0.5-FOOT CANDLE MEASURED AT THE PROPERTY LINES. SEE EXHIBIT "D".
- ANY FREESTANDING SIGNS FOR THE PROPERTY SHALL BE MONUMENT STYLE AND NOT POLE SIGNS. MONUMENT SIGNS SHALL NOT BE INTERNALLY ILLUMINATED.
- EXTERIOR HVAC UNITS AND OTHER EXTERIOR EQUIPMENT OR APPARATUS SERVING A BUILDING SHALL NOT BE PLACED IN THE BUILDING'S FRONT YARD (WHETHER ON KEAGY ROAD OR CRESTMOOR DRIVE).
- EXTERIOR HVAC UNITS AND OTHER EXTERIOR EQUIPMENT OR APPARATUS SERVING A BUILDING SHALL BE SCREENED FROM STREET VIEW WITH 42" TALL, SOLID SCREEN FENCING (WHETHER ON KEAGY ROAD OR CRESTMOOR DRIVE).

FIRE NOTES:

- G.C. SHALL PROVIDE A 3200 SERIES OR ABOVE KNOX BOX AT THE MAIN ENTRY DOOR PER THE FIRE MARSHALL'S OFFICE AND A KNOX ELEVATOR/LOBBY BOX AT THE PROPOSED ELEVATOR. CONTACT THE FIRE MARSHALL'S OFFICE AT 540-853-2795 FOR ORDERING INFORMATION. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS ON SPECIFIC MOUNTING LOCATIONS, ETC.
- A FIRE HYDRANT SHALL BE LOCATED WITHIN 350' IF THE DEVELOPMENT IS AN A-3, A-4, A-5, B-E, OR M USE GROUP.

TEMPORARY TRAFFIC CONTROL NOTES:

- A TRAFFIC CONTROL PLAN MEETING THE LATEST EDITION OF THE VIRGINIA WORK AREA PROTECTION MANUAL NEED TO BE APPROVED BY CITY TRAFFIC ENGINEERING PRIOR TO THE COMMENCEMENT OF ANY WORK.
- CONTACT PERSON FOR APPROVAL OF TRAFFIC CONTROL PLANS IS IAN COFFEY AND HIS CONTACT INFORMATION IS AS FOLLOWS:
PHONE: (540) 853-2210
EMAIL: IAN.COFFEY@ROANOKEVA.GOV
- CONTRACTOR SHALL PROVIDE A MINIMUM OF A 48-HOUR NOTICE PRIOR TO THE COMMENCEMENT OF ANY PLANNED OR PERMITTED WORK REQUIRING LANE OR STREET CLOSURES WITHIN THE PUBLIC RIGHT OF WAY IN ORDER FOR THE CITY TO USE SOCIAL MEDIA CHANNELS TO PROVIDE PUBLIC NOTICE. TO PROVIDE SUCH NOTICE PLEASE CONTACT ANDREA GARLAND. HIS CONTACT INFORMATION IS AS FOLLOWS:
PHONE: (540) 853-5887
EMAIL: ANDREA.GARLAND@ROANOKEVA.GOV

GENERAL W.V.W.A. NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST W.V.W.A. DESIGN AND CONSTRUCTION STANDARDS.
- THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION. PLEASE CONTACT MARK SINK AT (540) 537-3460/
- ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.
- FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND 2' MINIMUM HORIZONTALLY FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER, SANITARY SEWER CROSSINGS OF ANY OTHER UTILITIES. WHERE THIS CANNOT BE ACHIEVED ADDITIONAL MEASURES IN ACCORDANCE WITH W.V.W.A. STANDARDS SHALL BE ENFORCED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND POTHOLED TO VERIFY LOCATIONS. THIS PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.
- REFER TO PLAN SET AND W.V.W.A. DETAILS FOR SPECIFIC CONSTRUCTION STANDARDS.

W.V.W.A. WATER NOTES:

- ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
- ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
- G.C. SHALL PROVIDE 5 DAYS NOTICE TO THE W.V.W.A. FOR ANY ANTICIPATED WATER OUTAGE TO ALLOW THE W.V.W.A. TIME TO SCHEDULE AND NOTIFY AFFECTED CUSTOMERS. (540) 537-3460
- CONTRACTOR TO FURNISH AND INSTALL TAPPING SLEEVE AND VALVE, TAP TO BE MADE BY W.V.W.A. (U.N.O.). CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION AND SHORING PER OSHA REGULATIONS.

W.V.W.A. SANITARY SEWER NOTES:

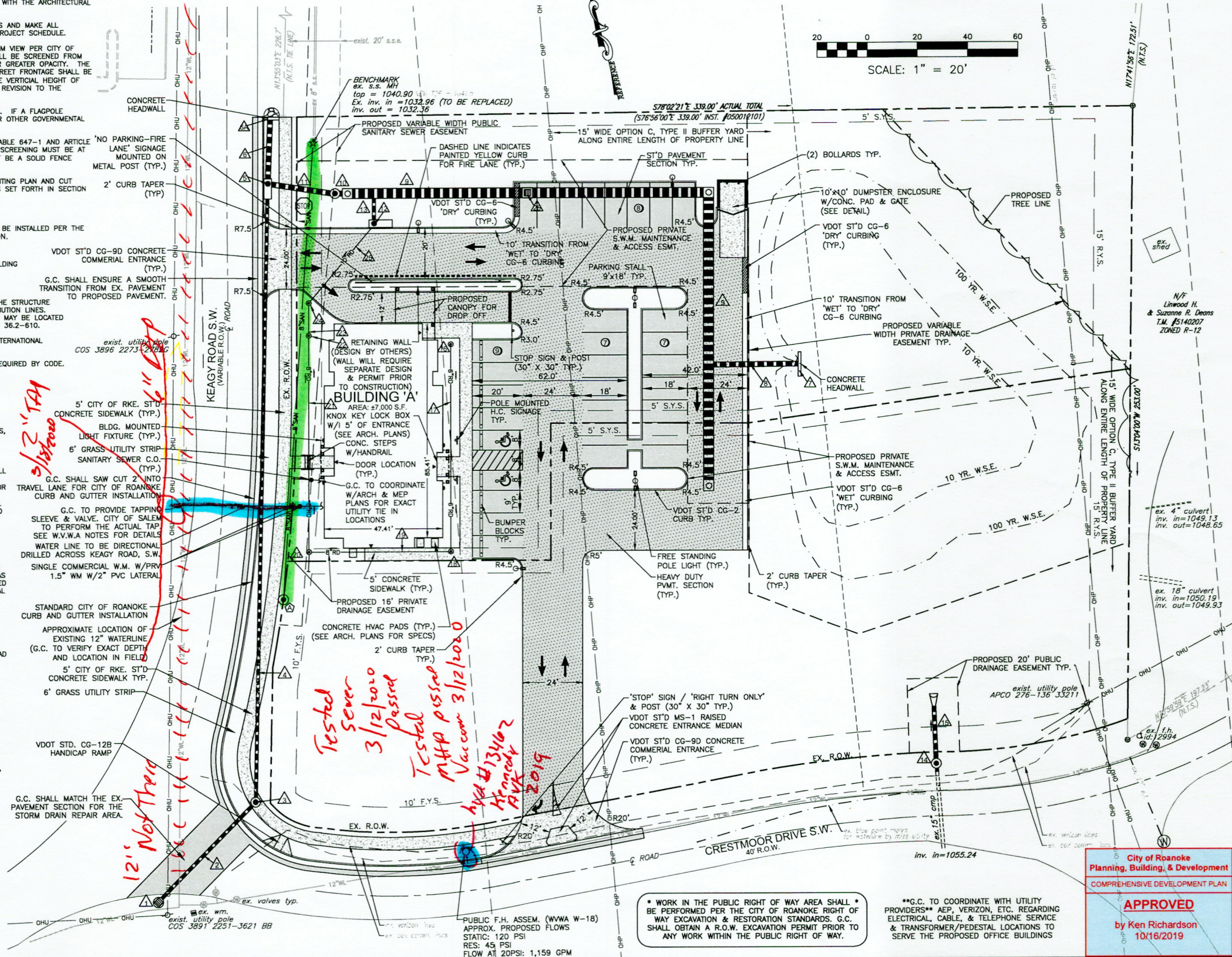
- ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
- ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
- SANITARY SEWER TAP TO EXISTING MANHOLE TO BE MADE BY CONTRACTOR. MANHOLE CONNECTION MUST BE CORED WITH A BOOT INSTALLED.

FIRE HYDRANT FLOW DATA:

- PROPOSED PUBLIC FIRE HYDRANT (CRESTMOOR DRIVE S.W.)
STATIC: 120 PSI
RESIDUAL: 45 PSI
FLOW AT 20 PSI: 1,159 GPM
- EXISTING PUBLIC FIRE HYDRANT (CRESTMOOR DRIVE S.W.)
STATIC: 120 PSI
RESIDUAL: 45 PSI
FLOW AT 20 PSI: 1,159 GPM

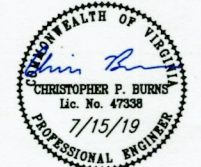
WATER CONNECTION NOTE:

- WATER TAP WILL BE MADE BY THE CITY OF SALEM. PLEASE COORDINATE WITH CITY OF SALEM CONTACT ANDY TRAIL (540) 375-3029 AND W.V.W.A. CONTACT BRIAN WHITENACK (540) 400-4079 FOR WATER CONNECTION.



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg
www.balzer.cc
1208 Corporate Circle
Roanoke, VA 24018
540.772.9560



CRESTMOOR GARDENS - LOT A
LAYOUT & UTILITY PLAN
CITY OF ROANOKE, VIRGINIA

DRAWN BY: BTC
DESIGNED BY: BTC
CHECKED BY: CPB
DATE: 5/17/2019
SCALE: 1" = 20'
REVISIONS:
9/14/2019
7/15/2019

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

APPROVED
by Ken Richardson
10/16/2019

C4
PROJECT NO. 04190018.00