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 2012 AND CITY OF ROANOKE AERIAL MAPPING, DATED APRIL, 1996.

LEGEND

CONCR	ETE		PAVEMENT	REPLACEMENT		PVMT.	(T.B.R.)		CG-6 (WE
ASPHA!	LT PAVING	2000 HE	GRAVEL /	RIPRAP		PVMT T	TO BE MILL	ED	CG-6 (DR
							4 .		
	ADJOINER P	PROPERTY L	NE		——Т		PROP. TEL	EPHONE LINE	
	SITE PROPE	ERTY LINE			G		PROP. GAS	S LINE	
	CENTERLINE	OF ROADS			P		PROP. UN	DERGROUND PO	WER
ОНИ	EXIST. OVER	RHEAD CABL	.ES		8"W		PROP. WA	TERLINE	
===8"w===	EXIST. WAT	TER LINE			8"SS-		PROP. SAM	NITARY SEWER L	INE
===8"ss===	EXIST. SAN	NITARY SEWE	E R				PROP. STO	ORM SEWER LIN	E
==18"rcp==	EXIST. STO	ORM SEWER			$\sim\sim$	\frown	PROP. TRE	EELINE	
~~~~	EXIST. TREE	ELINE			<u> ۲</u>		BENCHMAR	RK	
	EXIST. EDGE	E OF PAVEM	IENT		351.9	05			
<u></u>	WETLAND B	OUNDARY			351.4		PROP. TO	P & BOTTOM O	CURB
<i>348.55</i> ×	EXIST. SPO	T ELEVATION	l		<del>348</del> -		PROP. CO	NTOURS	,
<b></b> 348 <b></b>	EXIST. INTE	RMEDIATE C	ONTOURS		<b>(</b>		TYPICAL Y	ARD HYDRANT	
—— <i>345</i> — —	EXIST. INDE	X CONTOU	RS		<b>+</b>		PROP. FIR	E HYDRANT	
$\mathcal{C}$	EXIST. POW	ER POLE			<b>&gt;</b> —		PROP. SIA	MESE CONNECT	ON
(t)	EXIST. TELE	PHONE			X		PROP. YAF	RD LIGHT	
Ø	EXIST. LIGH	IT POLE			•		PROP. GA	TE VALVE	
	EXIST. FEAT	TURES TO B	E REMOVED	)	x >	<b>.</b> —	PROP. FE	NCE	
—— x ——— x ——	EXIST. FENC	CE	•		-	_	FLOW ARR	ow	
EX.	EXIST. FENC	CE			PROP.		PROPOSED	)	
							*		

## **ABBREVIATIONS**

AHFH	ARROW HEAD TOP OF	EW	ENDWALL	SAN	SANITARY
	FIRE HYDRANT	EXIST	EXISTING	SBL	SOUTH BOUND LANE
APPROX	APPROXIMATE	FDN	FOUNDATION	SD	STORM DRAIN
ASPH	ASPHALT	FF	FINISHED FLOOR	SECT	SECTION
вс	BOTTOM OF CURB	FG	FINISH GRADE	SE	SLOPE EASEMENT
BIT	BITUMINOUS	HOA	HOMEOWNERS ASSOCIATION	SS	SANITARY SEWER
BLDG	BUILDING	HPT	HIGH POINT	SSE	SANITARY SEWER EASEM
BLK	BLOCK	INTX	INTERSECTION	STA	STATION
вм	BENCHMARK	INV	INVERT	STD	STANDARD
BW	BOTTOM OF WALL	ΙP	IRON PIN	STO ;	STORAGE
СВ	CINDER BLOCK	LT	LEFT	SYS	SIDE YARD SETBACK
C&G	CURB & GUTTER	мн	MANHOLE	. TBM	TEMPORARY BENCHMARK
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM -	TBR	TO BE REMOVED
CONC	CONCRETE	MBL	MINIMUM BUILDING LINE	TC	TOP OF CURB
COR	CORNER	MON	MONUMENT	, TEL	TELEPHONE
DBL	DOUBLE	NBL	NORTH BOUND LANE	TRANS	TRANSFORMER
DEFL	DEFLECTION	PROP	PROPOSED	TW	TOP OF WALL
Ol	DROP INLET	PUE	PUBLIC UTILITY EASEMENT	TYP	TYPICAL
DIA	DIAMETER	PVMT	PAVEMENT	VDOT	VIRGINIA DEPARTMENT O
DE	DRAINAGE EASEMENT	R	RADIUS		TRANSPORTATION
ELEC	ELECTRIC	RT	RIGHT	VERT	VERTICAL
ELEV	ELEVATION	R.O.W.	RIGHT OF WAY	WBL	WEST BOUND LANE
ENTR	ENTRANCE	REQD	REQUIRED	WVWA	WESTERN VIRGINIA
ΞP	EDGE OF PAVEMENT	RR	RAILROAD		WATER AUTHORITY
		RYS	REAR YARD SETBACK	YD	YARD



# 5025 & 5033 VALLEY VIEW BLVD. N.W. ROANOKE, VIRGINIA 24019

#### SHEET INDEX

C01 C02 C03 C04 C05 C06 C07 C08 C09	CIVIL COVER SHEET EXISTING CONDITIONS & DEMOLITION PLAN LAYOUT & UTILITY PLAN GRADING PLAN E.S.C. PLAN - PHASE 1 E.S.C. PLAN - PHASE 2 E.S.C. NOTES LANDSCAPE PLAN PROFILES
C09	PROFILES
C10	DETAILS I
C11	DETAILS II
C12	NOTES
C13	W.V.W.A. DETAILS
C14	EXTERIOR LIGHTING PLAN
C15	LIGHTING SPECIFICATIONS

## WESTERN VIRGINIA WATER AUTHORITY NOTES

AVAILABILITY No.: TO BE PROVIDED ONCE LOTS ARE COMBINED

**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 MAINS SHALL BE MINIMUM CLASS 350 DUCTILE IRON IN ACCORDANCE TO AWWA C151 OR DR-14 PVC IN ACCORDANCE WITH AWWA

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.

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.

## SITE INFORMATION

SITE ADDRESS: 5025 & 5033 VALLEY VIEW BOULEVARD N.W. ROANOKE, VIRGINIA 24019

> THOMAS PROPERTIES, LLC 855 W. WILSON STREET NIOTA, TN 37826 Phone: (423) 568-2134

Contact: MR. CHARLIE BYERS EATING ESTABLISHMENTS (CURRENTLY VACANT)

PROPOSED USE: HOTEL

**ZONING:** CLS - COMMERCIAL LARGE SITE WITH CONDITIONS

ORDINANCE NUMBER (39424-061812)

TAX PARCEL NO.S: 2490116 & 2490117 SITE AREA: **2.48 ACRES** 

2.60 ACRES DISTURBED AREAS WATER: **PUBLIC** PUBLIC SEWER:

OWNER/DEVELOPER:

**EXISTING USE:** 

MINIMUM PARKING REQUIRED:

PARKING PROVIDED:

BUILDING AREA/NO. OF STORIES: TOTAL BUILDING S.F. ON-SITE - APPROX. 81,126 S.F.

79,132 S.F. - 5-STORY HOTEL BUILDING 1,994 S.F. - POOL BUILDING

1 SPACE PER LODGING ROOM 1 SPACE PER 60 S.F. OF MEETING SPACE 132 LODGING ROOMS (132 SPACES REQ'D) 728 S.F. OF MTG. SPACE (13 SPACES REQ'D)

145 SPACES REQ'D

145 SPACES REQ'D x 20% BUS REDUCTION= 116 REQ'D

140 TOTAL PROPOSED SPACES INCLUDING 5 HDCP

1 REQUIRED LOADING SPACES REQUIRED: 1 PROVIDED LOADING SPACES PROVIDED:

FRONT: O' MINIMUM / NO MAXIMUM **SETBACKS:** SIDE:

REAR: 0'

5.0/0.75 MAX. FLOOR AREA RATIO ALLOWED/PROVIDED:

IMPERVIOUS SURFACE RATIO ALLOWED/PROVIDED: 80%/APPROX. 77% (DEVELOPMENT AREA) MAXIMUM BUILDING HEIGHT ALLOWED/PROPOSED: 60'/56'-4" TOP OF ROOF (63.5' TOP OF PARAPET)

CP120037 COMPREHENSIVE SITE PLAN NUMBER:

### **ZONING CONDITIONS**

1. THE PROPERTY SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMITY WITH THE DEVELOPMENT PLAN PREPARED BY BALZER & ASSOCIATES DATED APRIL 27, 2012 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.

## 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, FIME DELAYS, OR THE ISSUANCE 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 PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT

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 BARRICADES PROPER AND NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.

SEWER AND PAVEMENT REPLACEMENT: CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE 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.

FINAL ACCEPTANCE/CITY: THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FIELD SURVEYED FINAL CORRECT SET OF AS-BUILT PLANS OF THE NEWLY CONSTRUCTED STORM DRAIN AND/OR STORMWATER MANAGEMENT FACILITIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE CITY. AS-BUILT PLANS SHALL BE PROVIDED IN THE STATE PLANE VIRGINIA SOUTH COORDINATE SYSTEM, NAD 1983, FIPS 4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

> City of Roanoke Planning Building and Development **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.

CITY OF ROANOKE APPROVAL BLOCK

REFLECTING TOMORRO www.balzer.cc

**New River Valley** 

RESIDENTIAL LAND DEVELOPMENT ENGINEERING SITE DEVELOPMENT ENGINEERING LAND USE PLANNING & ZONING LANDSCAPE ARCHITECTURI LAND SURVEYING ARCHITECTURE

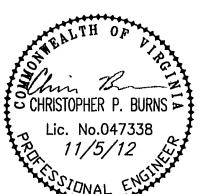
STRUCTURAL ENGINEERING GEOTECHNICAL ENGINEERING TRANSPORTATION ENGINEERING

ENVIRONMENTAL & SOIL SCIENCE WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc

1208 Corporate Circle Roanoke, VA 24018 540-772-9580

FAX 540-772-8050



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DRAWN BY DESIGNED BY BTC CHECKED BY 7-18-2012

SCALE **REVISIONS:** 8-24-12 9-14-12

11-5-12

SHEET NO.