

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 2010 AND CITY OF ROANOKE AERIAL MAPPING, DATED APRIL, 1996.

LEGEND

	CONCRETE		PAVEMENT REPLACEMENT		PAVERS		CG-6 (WET)
	ASPHALT PAVING		GRAVEL / RIPRAP		EX. ASPHALT / GRAVEL		CG-6 (DRY)
	ADJOINER PROPERTY LINE		SITE PROPERTY LINE		CENTERLINE OF ROADS		EXIST. OVERHEAD CABLES
	EXIST. WATER LINE		EXIST. SANITARY SEWER		EXIST. STORM SEWER		EXIST. TREELINE
	EXIST. EDGE OF PAVEMENT		EXIST. SPOT ELEVATION		EXIST. INTERMEDIATE CONTOURS		EXIST. INDEX CONTOURS
	EXIST. POWER POLE		EXIST. TELEPHONE		EXIST. LIGHT POLE		EXIST. FEATURES TO BE REMOVED
	EXIST. FENCE		PROP. TELEPHONE LINE		PROP. GAS LINE		PROP. UNDERGROUND POWER
	PROP. WATERLINE		PROP. SANITARY SEWER LINE		PROP. STORM SEWER LINE		PROP. TREE LINE
	PROP. BENCHMARK		PROP. TOP & BOTTOM OF CURB		PROP. CONTOURS		TYPICAL YARD HYDRANT
	PROP. FIRE HYDRANT		PROP. SIAMESE CONNECTION		PROP. YARD LIGHT		PROP. GATE VALVE
	PROP. FENCE		FLOW ARROW				

ABBREVIATIONS

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

INNOVATIVE EDUCATIONAL PARTNERS LLC

302 CAMPBELL AVENUE
ROANOKE, VIRGINIA

SHEET INDEX

C-01	COVER SHEET
C-02	EXISTING CONDITIONS & DEMO PLAN
C-03	LAYOUT & UTILITY PLAN
C-04	GRADING PLAN
C-05	EROSION & SEDIMENT CONTROL PLAN
C-06	E.S.C. DETAILS
C-07	LANDSCAPE PLAN
C-08	GENERAL NOTES
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C-11	SITE LIGHTING PLAN

WESTERN VIRGINIA WATER AUTHORITY NOTES
AVAILABILITY No. 10-477

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 WWA 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 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.

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.

SITE INFORMATION

SITE ADDRESS: 302 CAMPBELL AVENUE S.E.
ROANOKE, VIRGINIA 24011

OWNER: INNOVATIVE EDUCATIONAL PARTNERS, LLC
631 CAMPBELL AVENUE, SUITE 1
ROANOKE, VA 24013
Phone: (540) 529-2191
Contact: MR. LUCAS THORNTON

DEVELOPER: INNOVATIVE EDUCATIONAL PARTNERS, LLC
631 CAMPBELL AVENUE, SUITE 1
ROANOKE, VA 24013
Phone: (540) 529-2191
Contact: MR. LUCAS THORNTON

AGENT: BALZER AND ASSOCIATES, INC.
1208 CORPORATE CIRCLE
ROANOKE, VIRGINIA 24018
Phone: (540) 772-9580
Contact: BENJAMIN CREW

USE:	1ST FLOOR - EDUCATIONAL FACILITY - SCHOOL FOR THE ARTS 2ND FLOOR - MULTI-FAMILY RESIDENTIAL
ZONING:	D, DOWNTOWN (3rd STREET VACATED BY ORDINANCE NO. 38935-081610 DATED 8-18-10 & FLOODPLAIN OVERLAY DISTRICT)
TAX PARCEL NO.:	4010701
SITE AREA:	0.89 ACRES + 3RD STREET VACATION
DISTURBED AREA:	0.91 ACRES
WATER:	PUBLIC BY NEW WATER VAULT
SEWER:	PUBLIC BY EXISTING CONNECTION
BUILDING AREA/NO. OF STORIES:	26,250 SF TOTAL
PARKING:	NO MINIMUM PARKING REQUIREMENTS WITHIN THE DOWNTOWN ZONING DISTRICT 1 SPACE PER 300 S.F. - EDUCATIONAL FACILITY 5,587 S.F. = 19 SPACES 1.5 SPACES PER UNIT - MULTIFAMILY DWELLING 16 = 24 SPACES 43 SPACES PER ZONING ORDINANCE 65 SPACES MAXIMUM PER ZONING ORDINANCE 26 PARKING SPACES PROVIDED

SETBACKS: (THROUGH LOT)	FRONT: 10' MAXIMUM (CAMPBELL AVE. & NORFOLK AVE.) SIDE: NONE (VDOT R.O.W. & VACATED 3RD ST.) REAR: N/A
MAX. FLOOR AREA RATIO ALLOWED:	15.0
FLOOR AREA RATIO PROVIDED	0.67

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 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

Agent, Planning Commission
Development Engineer
Zoning Administrator
Date
5/3/2011
5-2-2011
5/3/11
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



New River Valley
Richmond
Roanoke
Shenandoah Valley

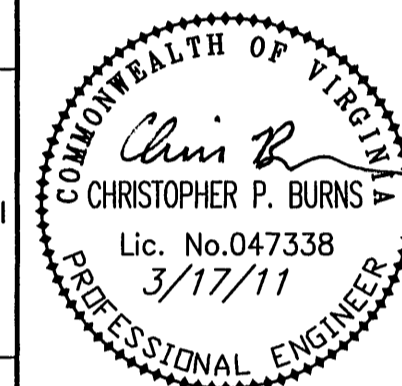
RESIDENTIAL LAND DEVELOPMENT ENGINEERING
SITE DEVELOPMENT ENGINEERING
LAND USE PLANNING & ZONING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ARCHITECTURE
STRUCTURAL ENGINEERING
GEOTECHNICAL ENGINEERING
TRANSPORTATION ENGINEERING
ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.

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

APR 21 2011



I.E.P. LLC

COVER SHEET

CITY OF ROANOKE, VIRGINIA

DRAWN BY BTC
DESIGNED BY BTC
CHECKED BY CPB
DATE 11/8/10
SCALE N/A

REVISIONS:
2/24/11
3/17/11

SHEET NO.

C-01

JOB NO. R1000012.00