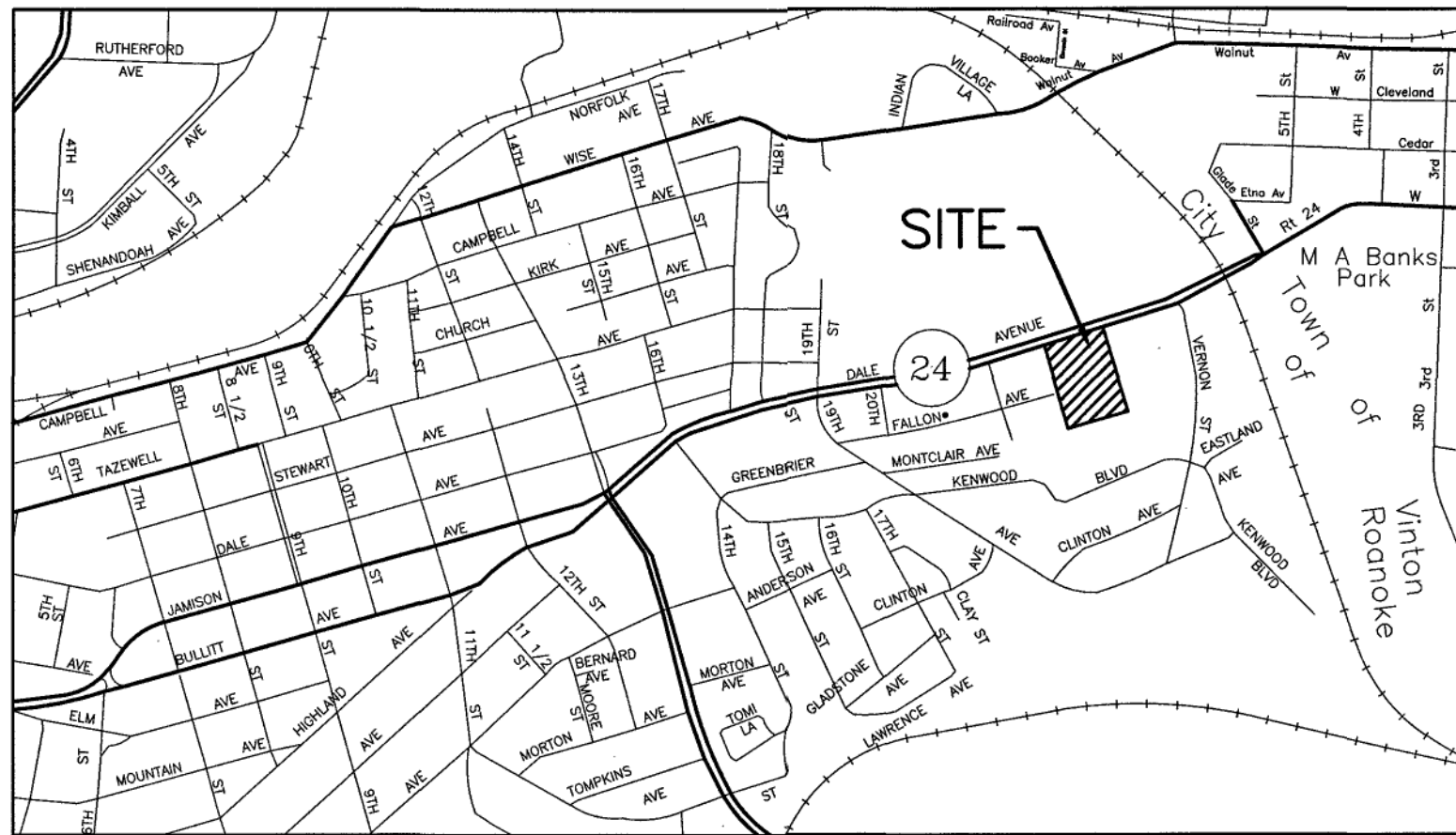


## VICINITY MAP

NTS



## 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 2014.

## LEGEND

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

## ABBREVIATIONS

AHFH	ARROW HEAD TOP OF FIRE HYDRANT	EW	ENDWALL	SAN	SANITARY
APPROX	APPROXIMATE	EXIST	EXISTING	SBL	SOUTH BOUND LANE
ASPH	ASPHALT	FDN	FOUNDATION	SD	STORM DRAIN
BC	BOTTOM OF CURB	FF	FINISHED FLOOR	SECT	SECTION
BIT	BITUMINOUS	FO	FINISH GRADE	SE	SLOPE EASEMENT
BLDG	BUILDING	HQA	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
COR	CORNER	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	WVWA	WESTERN VIRGINIA WATER AUTHORITY
EP	EDGE OF PAVEMENT	REQD	REQUIRED	YD	YARD
EX.	EXISTING	RR	RAILROAD		
		RYS	REAR YARD SETBACK		
		PROP.	PROPOSED		

## MXPUD DEVELOPMENT REGULATIONS

MINIMUM LOT SIZE:	10,000 SF
MAXIMUM IMPERVIOUS SURFACE RATIO:	80% (BASED ON ENTIRE DEVELOPMENT PARCEL)
MAXIMUM BUILDING HEIGHT:	45 FEET
MINIMUM TREE CANOPY:	15%
MINIMUM FRONT SETBACKS:	0'
MAXIMUM FRONT SETBACKS:	FOR BUILDINGS FRONTING ON DALE - 60' FOR BUILDING FRONTING SHARED ACCESS DRIVE-NONE'
SIDE YARD SETBACKS:	ADJACENT TO RESIDENTIAL: 1' FOR EACH FOOT OF BUILDING HEIGHT ADJACENT TO COMMERCIAL: 0'
REAR YARD SETBACKS:	ADJACENT TO RESIDENTIAL: 1' FOR EACH FOOT OF BUILDING HEIGHT ADJACENT TO COMMERCIAL: 0'
PARKING REQUIREMENTS:	PER ROANOKE CITY ZONING ORDINANCE. PARKING MAY BE SHARED.  NO PARKING IS PERMITTED BETWEEN THE BUILDINGS ON TRACTS "C" AND "E" AND DALE AVE.
VEHICULAR ACCESS:	DIRECT ACCESS ONTO DALE FOR INDIVIDUAL PARCELS SHALL NOT BE ALLOWED. ACCESS SHALL BE SHARED AND SHALL BE LIMITED TO THE GENERAL LOCATION INDICATED ON THIS PLAN. CROSS ACCESS SHALL BE PROVIDED BETWEEN ALL PROPOSED PARCELS AND ACROSS THE REMAINDER OF TAX PARCEL 4311201 FOR ACCESS TO VERNON STREET

## ARCHITECTURAL REQUIREMENTS:

- THE BUILDING SHOWN ON TRACT "B" SHALL BE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH EXHIBIT "C" TITLE "TRACT B BUILDING ELEVATION - PARKSIDE COMMONS" DATED 6-5-2014.
- ALL OTHER BUILDING SHALL BE SUBJECT TO THE FOLLOWING ARCHITECTURAL REQUIREMENTS:
- 1) BUILDINGS LOCATED ON TRACTS A AND D SHALL HAVE A MINIMUM OF 40% OF THE GROUND FLOOR FACADE FACING THE SHARED ACCESS DRIVE BE TRANSPARENT THROUGH THE USE OF GLASS.
  - 2) BUILDINGS LOCATED ON TRACTS C AND E SHALL HAVE A MINIMUM OF 40% OF THE GROUND FLOOR FACADE FACING DALE AVENUE BE TRANSPARENT THROUGH THE USE OF GLASS. IN ADDITION, A MINIMUM OF 40% OF THE GROUND FLOOR FACADE FACING THE SHARED ACCESS DRIVE SHALL BE TRANSPARENT THROUGH THE USE OF GLASS WHEN PUBLIC BUILDING ACCESS IS ESTABLISHED FACING THE SHARED ACCESS DRIVE.
  - 3) ALLOWABLE SIDING MATERIALS ARE BRICK, EXTERIOR INSULATION FINISHING SYSTEM(EIFS), STONE, SPLIT FACE BLOCK, GROUND FACE CMU, WOOD AND SIMULATED WOOD PRODUCT. OTHER MATERIALS ARE ALLOWED AS ACCENT AND TRIM. CMU AND/OR METAL PAINTED TO MATCH THE BUILDING IS PERMISSIBLE ON SIDES OF THE BUILDINGS FACING THE SERVICE DRIVES AND FACING THE EXISTING CUT SLOPE.
  - 3) THE PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED TO APPEAR ARCHITECTURALLY INTEGRATED THROUGH THE USE OF COMMON MATERIALS AND STYLE.
- A FOUR FOOT SIDEWALK WILL BE PROVIDED ON ONE SIDE OF THE SHARED ACCESS DRIVE AND THROUGHOUT THE DEVELOPMENT TO PROVIDE PEDESTRIAN ACCESS TO EACH OF THE BUILDINGS.
- STREET TREES WILL BE PROVIDED ON EACH SIDE OF THE SHARED ACCESS DRIVE AT A RATE OF 1 PER 50 LINEAR FEET. OTHER LANDSCAPING IS SHOWN FOR ILLUSTRATION ONLY AND ALL LANDSCAPING REQUIREMENTS WILL BE AS REQUIRED BY CITY OF ROANOKE ORDINANCE.

## SIDEWALKS:

## LANDSCAPING:

C1	CIVIL COVER SHEET
C2	EXISTING CONDITIONS & DEMOLITION PLAN
C3	MASTERPLAN
C4	LAYOUT & UTILITY PLAN
C4A	OFF-SITE WATERLINE EXTENSION
C5	GRADING PLAN
C6	E.S.C. PLAN - PHASE 1
C7	E.S.C. PLAN - PHASE 2
C8	E.S.C. NOTES
C9	LANDSCAPE PLAN
C10	STORM DRAIN PROFILES
C11	UTILITY PROFILES
C12	DETAILS I
C13	DETAILS II
C14	NOTES
C15	WESTERN VIRGINIA REGIONAL DETAILS
C16	EXTERIOR LIGHTING PLAN
C17	LIGHTING SPECIFICATIONS

## SITE INFORMATION

CONTRACT PURCHASER/DEVELOPER: JETR, LLC  
133 KIRK AVENUE S.W.  
ROANOKE, VA 24011  
Phone: (540) 354-8653  
Contact: JOE THOMPSON

PROPERTY OWNER: DALE AVENUE INVESTMENTS, LLC  
1509 YORK STREET  
DENVER, CO 80206

## PROPOSED USE:

## ZONING:

WAREHOUSE (PARCEL B) & RETAIL (PARCELS A & D)

PARCEL B: I-1(C)

ORDINANCE # - 40032-081814

CONDITIONS: Warehouse, limited to multiple individual rental storage units which are accessed from only within the warehouse; business service establishment, not otherwise listed; financial institution; laboratory, dental, medical, or optical; office, general or professional; office, general or professional, large scale; studio/multimedia production facility; bakery, confectionary, or similar food production, retail; building supplies and materials, retail; contractor or tradesman's shop, general or special trade; motor vehicle rental establishment with or without inventory onsite, only as an accessory use to the warehouse use; dry cleaning and laundry pick-up station; general service establishment, not otherwise listed; retail sales establishment, not otherwise listed; eating establishment; eating and drinking establishment, not abutting a residential district; health and fitness center; artist studio; community garden; educational facilities; business school or nonindustrial trade school; post office; parking, off-site; utility distribution or collection, basic; wireless telecommunications facility; stealth; agricultural operations; accessory uses, not otherwise listed in the table.

## SITE AREA:

## DISTURBED AREA:

## WATER/SEWER:

## BUILDING AREA/NO. OF STORIES:

## MINIMUM PARKING REQUIRED:

## PARKING REQUIRED/PROVIDED:

## H.C. PARKING REQUIRED/PROVIDED:

## LOADING SPACES REQUIRED/PROVIDED:

## MINIMUM FRONT SETBACKS:

## MAXIMUM FRONT SETBACKS:

## SIDE YARD SETBACKS:

## REAR YARD SETBACKS:

## MAX. FLOOR AREA RATIO ALLOWED/PROVIDED:

## IMPERVIOUS SURFACE RATIO ALLOWED/PROVIDED:

## MAXIMUM BUILDING HEIGHT ALLOWED/PROPOSED:

PARCELS A AND D: MXPUD (SEE MXPUD REGULATIONS BELOW FOR ADDITIONAL INFORMATION)

5.86 ACRES+/-

5.04 ACRES

PUBLIC BY WESTERN VIRGINIA WATER AUTHORITY

PARCEL A: 11,625 S.F. (1-STORY)

PARCEL B: 45,000 S.F. TOTAL/15,000 S.F. PER FLOOR (3-STORY)

PARCEL D: 6,000 S.F. (1-STORY)

PARCEL A - RETAIL - 1 SPACE PER 250 S.F. OF RETAIL AREA (MAX. APPLIES)

PARCEL B - MINI-WAREHOUSE - NO REQUIRED PARKING (NO MAX.)

PARCEL D - RETAIL - 1 SPACE PER 250 S.F. OF RETAIL AREA (MAX. APPLIES)

PARCEL A - 45 REQUIRED (11,175 S.F.)/50 PROVIDED

PARCEL B - 0 REQUIRED/12 PROVIDED

PARCEL D - 24 REQUIRED (6,000 S.F.)/31 PROVIDED

PARCEL A - 2 H.C. REQUIRED/3 PROVIDED

PARCEL B - 1 H.C. REQUIRED/1 PROVIDED

PARCEL D - 2 H.C. REQUIRED/2 PROVIDED

1 REQUIRED/1+PROVIDED FOR PARCEL'S A, B, & D

0'

FOR BUILDINGS FRONTING ON DALE - 60'  
FOR BUILDING FRONTING SHARED ACCESS DRIVE-NONE'  
ADJACENT TO RESIDENTIAL: 1' FOR EACH FOOT OF BUILDING HEIGHT  
ADJACENT TO COMMERCIAL: 0'  
ADJACENT TO RESIDENTIAL: 1' FOR EACH FOOT OF BUILDING HEIGHT  
ADJACENT TO COMMERCIAL: 0'

PARCELS A AND D: NOT APPLICABLE

PARCEL B: 2.0/1.56

PARCEL A: 80%/71.9%

PARCEL B: 90%/45.7%

PARCEL D: 80%/62.3%

PARCEL A: 45'/26'

PARCEL B: 55' (BASED ON SETBACK FROM RESIDENTIAL) /36'

PARCEL D: 45'/26'

Contractor: As-Built 12/10/2015  
Landscape: As-Built 12/10/2015

CONTRACTOR: BOWMAN EXCAVATING, INC.  
AS-BUILT: 02/14/2018

## CITY OF ROANOKE & UTILITY CONTACTS:

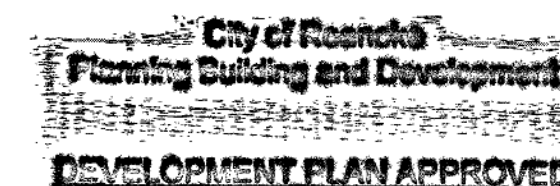
CITY OF ROANOKE DEVELOPMENT REVIEW COORDINATOR - DANIELLE BISHOP (540) 853-1325

ROANOKE GAS COMPANY - DON JONES (540) 777-3851

VERIZON - STEVEN CRONMEYER (540) 563-2261

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

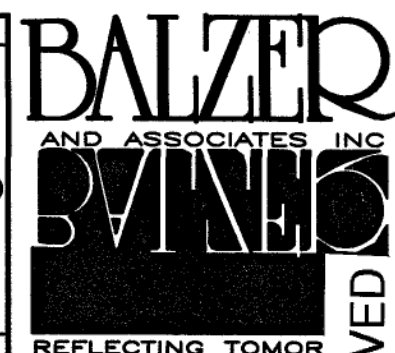
WESTERN VIRGINIA WATER AUTHORITY - CHRIS CAREY (540) 853-5637



Agent, Planning Commission: [Signature] 5/29/15  
Development Engineer: [Signature] 5/28/15  
Zoning Administrator: [Signature] 5/29/15

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



www.balzer.cc

Roanoke  
New River Valley  
Richmond  
Staunton  
Harrisonburg

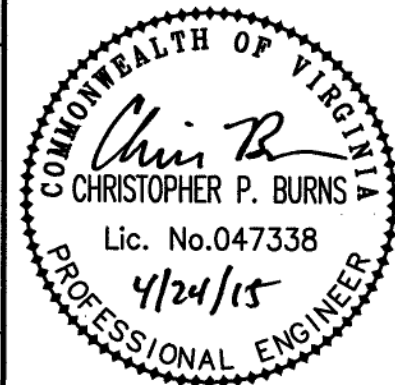
RESIDENTIAL LAND DEVELOPMENT ENGINEERING  
SITE DEVELOPMENT ENGINEERING  
LAND USE PLANNING & ZONING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
ARCHITECTURE  
STRUCTURAL ENGINEERING  
TRANSPORTATION ENGINEERING  
ENVIRONMENTAL & SOIL SCIENCE  
WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.

1208 Corporate Circle  
Roanoke, VA 24018  
540-772-9580  
FAX 540-772-8050

RECEIVED

MAY 06 2015



PARKSIDE COMMONS  
DALE AVENUE

CIVIL COVER SHEET

CITY OF ROANOKE, VIRGINIA

DRAWN BY: BTC

DESIGNED BY: BTC

CHECKED BY: CPB

DATE: 4/28/2014

SCALE: N/A

REVISIONS:

2/18/2015

3/30/2015

4/24/2015

8/22/2017

SHEET NO.

C1

JOB NO. R1400045.02