VICINITY MAP

—— PROP. INTRMDT. CONTOUR ----348---- EX. INTRMDT. CONTOUR ----345-- EX. INDEX CONTOUR + 35.55 EX. SPOT ELEVATION ----8" WL----- EX. WATER LINE 18"RCP EX. STORM PIPE — — — EX. EDGE OF PAVEMENT PROP. BUILDING ----- EX. BUILDING

LEGEND

EX. GRAVEL /////////////// PAVEMENT REPLACEMENT

EX. PAVEMENT

EX. CONCRETE

EX. POWER POLE EX. SANITARY SEWER MANHOLE

EX. STORM SEWER MANHOLE

CLEANOUT ☐ EX. LIGHT POLE

WATER LINE REDUCER

EX. TELEPHONE — EX. GAS LINE

-OHU-EX. OVERHEAD CABLE – EX. FENCE EX. TREE LINE

EDGE OF PAVEMENT

END VERT. CURVE ELEV.

EVCE

EXISTING ROAD MONUMENTS

— — — ADJOINING PROPERTY LINE

PROP. INDEX CONTOUR PROP. SPOT ELEVATION PROP. STORM PIPE ------ PROP. EDGE OF PAVEMENT | 文部分表現 A CONCRETE PROP. ASPHALT PAVEMENT (STANDARD/HEAVY DUTY) PROP. GRAVEL PROP. PAVERS PROP. POWER POLE PROP. MANHOLE → SIGN WATER METER PROP. GATE VALVE BLOW-OFF VALVE BENCHMARK ----- G ------ PROP. GAS LINE ——— OHU ———— PROP. OVERHEAD CABLE ----- X ------ PROP. FENCE PROP. TREE LINE

ABBREVIATIONS

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

RIGHT OF WAY

REQUIRED

R.O.W.

REQD

PINNACLE BANK CORPORATE OFFICE

202 CAMPBELL AVENUE SE CITY OF ROANOKE, VIRGINIA

SHEET INDEX

C1 COVER SHEET

EX. CONDITIONS & DEMO PLAN

LAYOUT & UTILITY PLAN

GRADING PLAN

EROSION & SEDIMENT CONTROL (E.S.C.) PLAN

E.S.C. NOTES

E.S.C. DETAILS

C9 NOTES AND SOILS INFORMATION

C10 LANDSCAPE PLAN C11 DETAILS A

C12 DETAILS B

C13 DETAILS C

C14 EXTERIOR LIGHTING CUT SHEETS 1

C15 EXTERIOR LIGHTING CUT SHEETS 2

WESTERN VIRGINIA WATER AUTHORITY NOTES:

AVAILABILITY No.: 18-309

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

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.

CITY OF ROANOKE & UTILITY CONTACTS:

<u>CITY OF ROANOKE DEVELOPMENT REVIEW COORDINATOR</u> - GEORGE NEVERGOLD (540) 853-6501

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

<u>VERIZON</u> - STEVEN CRONEMEYER (540) 563-2261

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

WESTERN VIRGINIA WATER AUTHORITY - MITCH EAKIN (540) 283-2996

CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENT: SEE SHEET C9



ROANOKE LOTS, LLC SCHLAG ROANOKE, LLC 350 W. HUBBARD STREET, SUITE 450 CHICAGO, ILLINOIS 60654

HIST:RE PARTNERS 631 CAMPBELL AVENUE, SUITE 1 ROANOKE, VIRGINIA 24013

DEVELOPER:

TAX MAP NUMBER: 4010601

EXISTING LOT SIZE: 0.62 AC.

PROPOSED USE: FINANCIAL INSTITUTION

ZONING: D - DOWNTOWN DISTRICT

FLOODPLAIN INFO: DEVELOPMENT IS IN A FLOODPLAIN OVERLAY DISTRICT, "FLOOD PROOF CERTIFICATE" IS REQ'D.

B.F.E. 921.0' F.F.E. 917.5'

MAP# 51161C0164G & 51161C0168G (9/28/2007)

REGULATIONS:

MINIMUM / MAXIMUM LOT AREA: NONE

LOT AREA PROVIDED: 0.62 AC

MINIMUM/ MAXIMUM LOT FRONTAGE: NONE

LOT FRONTAGE PROVIDED:

WILLIAMSON: 255' CAMPBELL: 131' NORFOLK:

FRONT YARD MINIMUM/ MAXIMUM SETBACK: 0' /10' SIDE YARD SETBACK: 0' REAR YARD SETBACK: 0'

MAXIMUM BUILDING HEIGHT: NONE BUILDING HEIGHT PROVIDED: 48' +/-FLOOR AREA RATIO MAX: 15.0

IMPERVIOUS SURFACE AREA MAX: 100% IMPERVIOUS SURFACE AREA PROVIDED: 73%

FLOOR AREA RATIO PROVIDED: 0.95

MINIMUM BUILDING TRANSPARENCY REQUIREMENTS:

PRIMARY FACADE: GROUND FLOOR: 50%/ UPPER FLOORS: 20% SECONDARY FACADE: GROUND FLOOR: 25%/ UPPER FLOORS: 15% ALL OTHER FACADE: GROUND FLOOR: 15%/ UPPER FLOORS: 15%

BUILDING TRANSPARENCY PROVIDED:

PRIMARY-CAMPBELL AVE:

GROUND FLOOR: 51%/ UPPER FLOORS: 43%/39%

SECONDARY—WILLIAMSON RD: GROUND FLOOR: 25%/ UPPER FLOORS: 40%

OTHER-NORFOLK AVE:

GROUND FLOOR: 47%/ UPPER FLOORS: 20%/19%

PARKING AREA CANOPY REQUIRED: 1,631 SF PARKING AREA CANOPY PROVIDED: 2,181 SF ______

PARKING REQUIRED: NO MIN. PARKING PROVIDED: 38 SPACES

HANDICAPPED PARKING SPACES REQUIRED: 2 SPACES PROVIDED: 2 SPACES

LOADING SPACES REQUIRED: 1 SPACE PROVIDED: 1 SPACE

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 AUGUST 2018.



COMPREHENSIVE SITE PLAN #: CP18-0032





REFLECTING TOMORRO www.balzer.cc

> **New River Valley** Richmond Harrisonburg

SIDENTIAL LAND DEVELOPMENT ENGINEER SITE DEVELOPMENT ENGINEERING LAND USE PLANNING & ZONING LANDSCAPE ARCHITECTURE LAND SURVEYING ARCHITECTURE STRUCTURAL ENGINEERING

TRANSPORTATION ENGINEERING ENVIRONMENTAL & SOIL SCIENCE VETLAND DELINEATIONS & STREAM EVALUATION

Balzer and Associates, Inc

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

CHRISTOPHER P. BURNS Lic. No.047338 12/16/18

CORPOR/

DRAWN BY DESIGNED BY BTC CHECKED BY BTC DATE 10/24/2018

AS NOTED

REVISIONS: 11/16/2018 12/16/2018

SHEET NO.