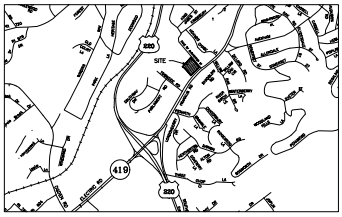
VICINITY MAP

NTS



LEGEND

EX. INTRMDT. CONTOUR	PROP. INTRMDT. CONTOUR
EX. INDEX CONTOUR	PROP. INDEX CONTOUR
EX. SPOT ELEVATION	PROP. SPOT ELEVATION
EX. WATER LINE	PROP. WATER LINE
EX. SANITARY SEWER	PROP. SANITARY SEWER
EX. STORM PIPE	PROP. STORM PIPE
EX. EDGE OF PAVEMENT	PROP. EDGE OF PAVEMENT
EX. BUILDING	PROP. BUILDING
EX. CONCRETE	PROP. CONCRETE
EX. PAVEMENT	PROP. ASPHALT PAVEMENT (STANDARD/HEAVY DUTY)
EX. GRAVEL	PROP. GRAVEL
PAVEMENT REPLACEMENT	PROP. PAVERS
EX. POWER POLE	PROP. POWER POLE
EX. SANITARY SEWER MANHOLE	PROP. MANHOLE
EX. STORM SEWER MANHOLE	SIGN
CLEANOUT	WATER METER
EX. LIGHT POLE	PROP. GATE VALVE
WATER LINE REDUCER	BLOW-OFF VALVE
EX. TELEPHONE	BENCHMARK
EX. GAS LINE	PROP. GAS LINE
EX. OVERHEAD CABLE	PROP. OVERHEAD CABLE
EX. FENCE	PROP. UNDERGRND POWER LINE
EX. TREE LINE	PROP. FENCE
ADJOINING PROPERTY LINE	PROP. TREE LINE
EXISTING ROAD MONUMENTS	SITE PROPERTY LINE
WETLAND AREA	INLET PROTECTION

ABBREVIATIONS

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

RIDGE VIEW BANK
A division of CNB Bank

REGIONAL HEADQUARTERS AND ROANOKE BRANCH

3529 FRANKLIN ROAD
CITY OF ROANOKE, VIRGINIA

SHEET INDEX

C1	COVER	C7.2	E.S.C. PLAN PHASE II
C2	NOTES	C7.3	E.S.C. NOTES
C3	EXISTING CONDITIONS AND DEMOLITION PLAN	C7.4	E.S.C. DETAILS
		C8	UTILITY PROFILES
C4	LAYOUT PLAN	C9	SITE DETAILS
C5	UTILITY PLAN	C10	WVWA DETAILS
C6	GRADING PLAN	C11	LANDSCAPE PLAN
C7.1	E.S.C. PLAN PHASE I	C12	LIGHTING CUT SHEETS

WESTERN VIRGINIA WATER AUTHORITY NOTES:

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 ON ALL WVWA WATER AND SEWER 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 NOTIFY MISS UTILITY AND SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES IN THE AREAS OF CONSTRUCTION PRIOR TO STARTING WORK.

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 CHANGES SHALL BE SUBMITTED BY THE ENGINEER OF RECORD TO THE LOCALITY AND BE APPROVED BY THE WVWA.

THE CONTRACTOR SHALL PROVIDE THE WESTERN VIRGINIA WATER AUTHORITY WITH CORRECT AS-BUILT PLANS PRIOR TO SUBSTANTIAL COMPLETION OF ANY NEW PUBLIC EXTENSIONS.

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS NO SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) AVAILABLE AT WWW.WESTERNVAWATER.ORG OR BY CONTACTING THE AUTHORITY AT (540) 853-5700. THE PROJECT SHALL ALSO COMPLY WITH THE GOVERNING JURISDICTION'S STANDARDS AND OTHER AGENCY'S STANDARDS (E.G. VDOT, DEQ, DCR, VDH, ETC.) WHERE APPLICABLE.

PLAN APPROVAL BY THE WVWA DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE OR RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.

ALL PRIVATE UTILITY CONSTRUCTION, I.E. PIPING, VALVES, HYDRANTS, METERS AND BOXES, CLEAN OUTS, SANITARY SEWER MANHOLES, BEDDING, ETC. SHALL COMPLY WITH THE CURRENT VIRGINIA UNIFORM STATEWIDE BUILDING CODE (INCLUDING AMENDMENTS).

THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND TWO (2) FOOT MINIMUM HORIZONTALLY FROM THE OUTSIDE OF PIPE TO OUTSIDE OF PIPE WITH ALL OTHER UNDERGROUND UTILITIES. WHERE THIS CANNOT BE ACHIEVED, ADDITIONAL MEASURES IN ACCORDANCE WITH WVWA STANDARDS SHALL BE ENFORCED.

ALL UTILITY GRADE ADJUSTMENTS SHALL BE IN ACCORDANCE WITH WVWA STANDARDS AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.

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.

WVWA Inspector As-built:
Quentin Alls 9.24.24
Contractor: Lambert's Construction LLC

SITE & ZONING SUMMARY:

OWNER: PH ENX PARTNERS LLC
PO BOX 8487
ORLANDO, FL 32802

TAX MAP NUMBER: 5500118

EXISTING LOT SIZE: ±0.5137 AC.

OWNER: PHOENIX PARTNERS LLC
133 KIRK AVE SW
ROANOKE, VA 24011

TAX MAP NUMBER: 5500124

EXISTING LOT SIZE: ±5.4200 AC. (1.55 AC WITHIN LEASE AREA)

PROPOSED USE: FINANCIAL INSTITUTION, DRIVE-THROUGH FACILITY

EXISTING ZONING: CLS(C) – ORD#24973-101722

CONDITIONS: THE PRINCIPAL STRUCTURE CONSTRUCTED WITHIN THE BOUNDS OF THE SUBJECT PARCEL OR PORTION THEREOF AS INCLUDED IN THIS REZONING SHALL BE NO FARTHER THAN SIXTY-FIVE (65') FROM FRANKLIN ROAD.

MINIMUM TRANSPARENCY FOR PRINCIPAL STRUCTURES FOR THE GROUND FLOOR SHALL BE 33% AND UPPER FLOOR SHALL BE 20% FOR BOTH STREET FRONTAGES

THE PRINCIPAL BUILDING ENTRANCE SHALL BE ON THE FRANKLIN ROAD FACING FACADE OR WITHIN THE FIRST 2/5TH OF A SIDE FACADE MEASURED FROM THE FRANKLIN ROAD FACING FACADE.

CLS DISTRICT REGULATIONS:

MINIMUM / MAXIMUM LOT AREA: 43,450 SF / NO MAXIMUM
MINIMUM / MAXIMUM LOT FRONTAGE: 150' / NO MAX.

SETBACKS:

FRONT YARD MINIMUM / MAXIMUM SETBACK: 0' / NO MAXIMUM
SIDE YARD SETBACK NO MINIMUM
REAR YARD SETBACK: NO MINIMUM

ACCESSORY STRUCTURE SETBACKS FROM SIDE AND REAR LOT LINES: NO MINIMUM

MAXIMUM BUILDING HEIGHT: NO MAXIMUM

IMPERVIOUS SURFACE AREA MAX: 80%

IMPERVIOUS SURFACE AREA PROVIDED: ±75% WITHIN LEASE AREA

FLOOR AREA RATIO MAX: 5.0

FLOOR AREA RATIO PROVIDED: 0.24 WITHIN LEASE AREA

MINIMUM TREE CANOPY REQUIRED: 10% OF LOT AREA

TREE CANOPY AREA PROVIDED: 14%

BUILDING SUMMARY:

CONSTRUCTION USE GROUP: B
CONSTRUCTION TYPE: IIB

PARKING SUMMARY:

NO MINIMUM PARKING REQUIRED

MAXIMUM PARKING PERMITTED:

140% OF 1 SPACE PER 300 SF NET FLOOR AREA

±16,285 SF * 0.75 = 12,214 SF NET SF

12,214 NET SF / 300 SF = 41 SPACES

150% * 41 = 62 SPACES PERMITTED PLUS ADA SPACES

PARKING SPACES PROVIDED:

62 STANDARD SPACES

8 PERMEABLE PAVEMENT SPACES

4 ADA SPACES

74 TOTAL PARKING SPACES

CITY OF ROANOKE & UTILITY CONTACTS:

ROANOKE DEVELOPMENT REVIEW COORDINATOR – ADRIAN GILBERT (540) 853-5796

ROANOKE GAS COMPANY – WAYLON SPENCER (540) 793-5104

VERIZON – WILLARD DIETZ (540) 265-7510

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

WESTERN VIRGINIA WATER AUTHORITY – AARON SHEARER (540) 283-2941

CITY OF ROANOKE TRAFFIC ENGINEER – HONG LIU (540) 853-2676

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
Date
Development Engineer Aaron Cypher

CITY OF ROANOKE APPROVAL BLOCK

BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS
Roanoke / Richmond
New River Valley
Shenandoah Valley
www.balzer.cc
1206 Corporate Circle
Roanoke, VA 24018
540.772.6580

CHRISTOPHER P. BURKE
Lic. No. 47078
10/16/2023
PROFESSIONAL ENGINEER

RIDGE VIEW BANK - REGIONAL HEADQUARTERS AND ROANOKE BRANCH

COVER

3529 FRANKLIN RD
CITY OF ROANOKE, VIRGINIA

DRAWN BY	KAM
DESIGNED BY	KAM
CHECKED BY	CPB
DATE	7/25/2023
SCALE	N/A
REVISIONS	
8/25/2023 ADDENDUM 2	
10/16/2023	

C1

PROJECT NO. E4223084.00