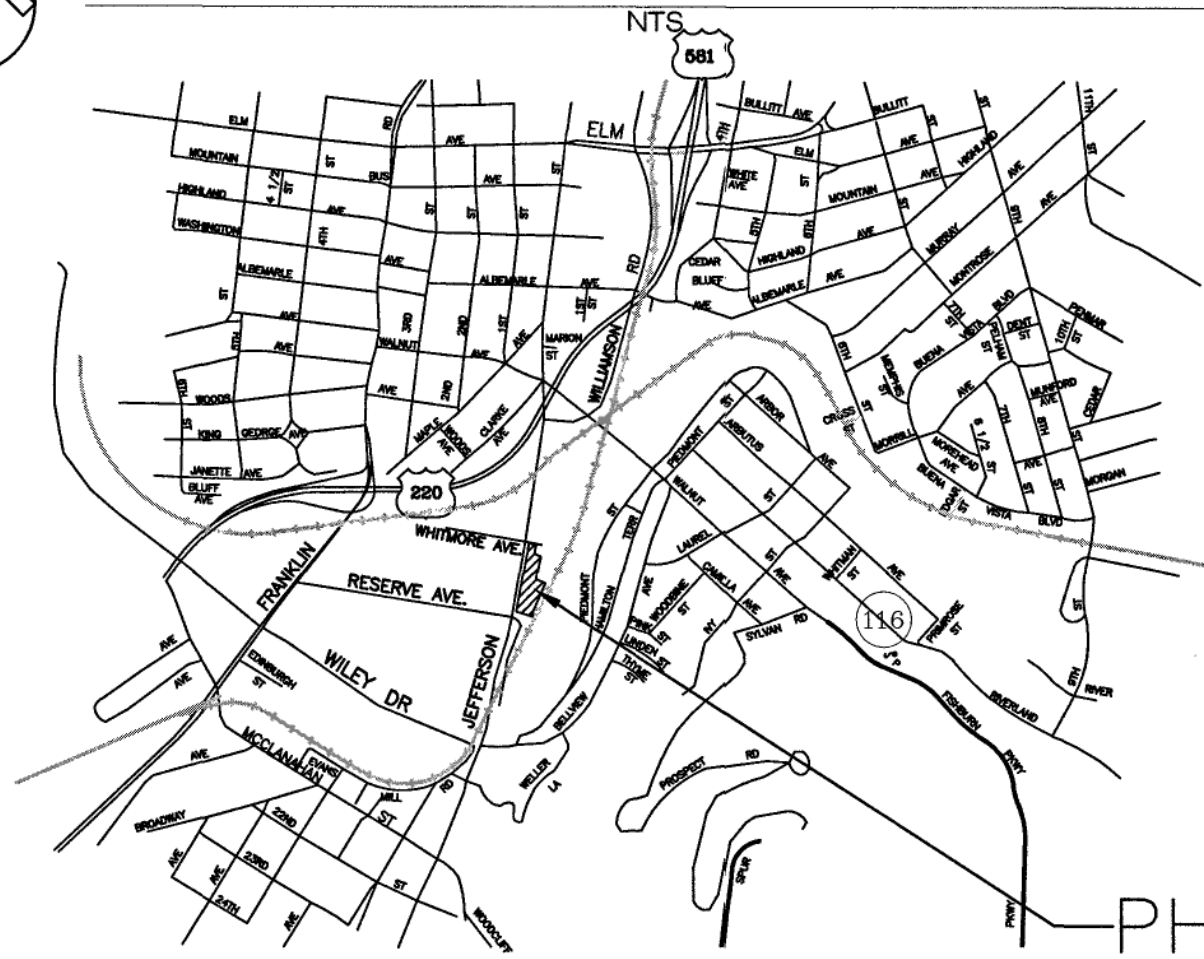


## VICINITY MAP



PHASE 4

## 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 (UPDATED IN 2015), CITY OF ROANOKE AERIAL MAPPING, DATED APRIL, 1996, AND LUMSDEN ASSOCIATES, P.C. FIELD SURVEY DATED DECEMBER 2011

## LEGEND

	CONCRETE		PAVEMENT REPLACEMENT		EX. PWT.		CG-6 (WET)
	ASPHALT PAVING		GRAVEL / RIPRAP		PVTM 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		BENCHMARK		PROP. TOP & BOTTOM OF CURB
	EXIST. OVERHEAD CABLES		PROP. CONTOURS		TYPICAL YARD HYDRANT		PROP. FIRE HYDRANT
	EXIST. WATER LINE		PROP. SIAMESE CONNECTION		PROP. YARD LIGHT		PROP. GATE VALVE
	EXIST. SANITARY SEWER		PROP. FENCE		FLOW ARROW		
	EXIST. STORM SEWER						
	EXIST. TREELINE						
	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

AH/FH	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	FG	FINISH GRADE	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
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	DIAMETER	PROP	PROPOSED	TW	TOP OF WALL
DIA	DRAINAGE EASEMENT	PUE	PUBLIC UTILITY EASEMENT	TVT	TYPICAL
ELEC	ELECTRIC	PVTM	PAVEMENT	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
ELEV	ELEVATION	R	RADIUS	VERT	VERTICAL
ENTR	ENTRANCE	RT	RIGHT	WBL	WEST BOUND LANE
EP	EDGE OF PAVEMENT	R.O.W.	RIGHT OF WAY	WVA	WESTERN VIRGINIA WATER AUTHORITY
		REQD	REQUIRED	YD	YARD
		RR	RAILROAD		
		RYS	REAR YARD SETBACK		

C01	COVER SHEET FOR CIVIL
C02	OVERALL MASTERPLAN - PHASE PLAN
C03	EXISTING CONDITIONS & DEMOLITION PLAN
C04	LAYOUT & UTILITY PLAN
C05	GRADING PLAN
C06	UTILITY SCHEDULES
C07	E.S.C. PLAN
C08	E.S.C. NOTES & DETAILS 1
C09	E.S.C. NOTES & DETAILS 2
C10	LANDSCAPE PLAN
C11	NOTES & DETAILS
C12	SITE DETAILS 1
C13	SITE DETAILS 2
C14	SITE LIGHTING PLAN
C15	SITE LIGHTING DETAILS
C16	BUILDING LIGHTING DETAILS
A-126	POOL DECK PLAN
A-201	BUILDING ELEVATIONS
A-202	BUILDING ELEVATIONS
A-203	BUILDING ELEVATIONS

## 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.

## SITE INFORMATION

OWNER: CARILION SERVICES INC.  
P.O. BOX 12385 - TAX DEPT.  
ROANOKE, VA 24025

DEVELOPER: RRI APARTMENTS II, LLC  
300 12TH STREET  
RICHMOND, VA 23224

EXISTING USE:

VACANT

PROPOSED USE:

RESIDENTIAL DWELLING, MULTIFAMILY

ZONING:

D - DOWNTOWN WITH CONDITIONS  
ORDINANCE #: 39352-041612

ZONING CONDITION:

1.ROANOKE RIVER ASSOCIATES, LLC, ("APPLICANT") WILL PROVIDE A TRAFFIC IMPACT ANALYSIS IN A FORM AND SCOPE MUTUALLY AGREED UPON BY THE APPLICANT AND THE CITY OF ROANOKE TRANSPORTATION DIVISION BEFORE ANY SUBMITTAL OF ANY COMPREHENSIVE DEVELOPMENT PLAN FOR ANY PORTION OF THE PROPERTIES BEING REZONED. THE ANALYSIS WILL BE BASED ON THE EXTENT AND TYPE OF DEVELOPMENT FOR THE FULL PROJECT BUILD-OUT. THE AREA OF ANALYSIS WILL BE FOCUSED PRIMARILY ON EXISTING AND PROPOSED INTERSECTIONS ALONG JEFFERSON STREET FROM RESERVE AVENUE TO ELM AVENUE AND ALONG WALNUT AVENUE BETWEEN JEFFERSON STREET AND THE UNNAMED STREET CONNECTING TO THE WALNUT STREET BRIDGE. THE AREA OF ANALYSIS MAY BE EXPANDED TO THE FRANKLIN ROAD CORRIDOR SOUTH OF RESERVE AVENUE ONLY AS WARRANTED BASED ON DISCUSSIONS BETWEEN THE CITY AND THE APPLICANT. THE ANALYSIS WILL INCORPORATE APPROPRIATE AND AGREED UPON REDUCTIONS IN THE NUMBER OF TRIPS GENERATED FOR INTERNAL AND BYPASS TRIPS IN ACCORDANCE WITH INSTITUTE OF TRAFFIC ENGINEERS (ITE) GUIDELINES FOR SUCH STUDIES.

TAX PARCEL NO.S:	4040409, 4040410
SITE AREA:	1.82 ACRES
DISTURBED AREA:	2.00 ACRES
WATER/SEWER:	PUBLIC - PROVIDED BY THE W.V.W.A.
BUILDING AREA/NO. OF STORIES:	PROPOSED (126,250 S.F. - FINISHED S.F.) - 5 STORIES (1ST FLOOR - GARAGE, 2ND-5TH RESIDENTIAL)
MINIMUM PARKING REQUIRED:	NO MIN. & MAX REQUIREMENTS IN DOWNTOWN DISTRICT & FOR MULTIFAMILY RESIDENTIAL USE
MAXIMUM PARKING ALLOWED:	1.5 PARKING SPACES PER DWELLING UNIT 127 UNITS x 1.5 = 191 PARKING SPACES
PARKING PROPOSED:	INTERIOR: 70 SPACES PROPOSED (INCL. 3 HANDICAP) EXTERIOR: 87 SPACES PROPOSED (INCL. 3 HANDICAP) TOTAL: 157 SPACES PROPOSED (INCL. 6 HANDICAP)
H.C. SPACES REQUIRED:	6 PARKING SPACES
H.C. SPACES PROVIDED:	6 PARKING SPACES
LOADING SPACES REQUIRED:	1 SPACE REQUIRED / 1 SPACE PROPOSED
SETBACKS:	FRONT: 0' MINIMUM / 10' MAXIMUM SIDE/REAR: 0'
MAX. FLOOR AREA RATIO ALLOWED/PROVIDED:	15.0/1.6
IMPERVIOUS SURFACE RATIO ALLOWED/PROVIDED:	100%/ 89%
MAXIMUM BUILDING HEIGHT ALLOWED/PROPOSED:	NONE/59'
BUILDING USE GROUPS PER ARCH. PLANS:	GROUP S-2 (1ST FLOOR) STORAGE/OPEN PARKING GARAGE GROUP R-2 (2ND-5TH) RESIDENTIAL

## CITY OF ROANOKE & UTILITY CONTACTS:

CITY OF ROANOKE DEVELOPMENT REVIEW COORDINATOR - GEORGE NEVERGOLD (540) 853-6501

CITY OF ROANOKE TRAFFIC ENGINEER - HONG LIU (540) 853-2686

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

VERIZON - WILLARD DIETZ (540) 265-7510

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

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



City of Roanoke  
Planning Building and Development

DEVELOPMENT PLAN APPROVED

Agent, Planning Commission: [Signature] 5/17/16

Development Engineer: [Signature] 5-17-2016

Zoning Administrator: [Signature] 5/17/16

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

COMPREHENSIVE  
SITE PLAN #:  
CP160003

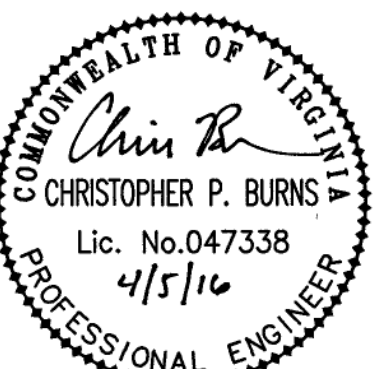
As-Built Substantial Completion 11.4.16 K. Winslow



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  
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



BRIDGES - BLOCK A APARTMENTS  
COVER SHEET FOR CIVIL  
CITY OF ROANOKE, VIRGINIA

DRAWN BY LAR  
DESIGNED BY BTC  
CHECKED BY CPB  
DATE 2/4/2016  
SCALE N/A

REVISIONS:  
3/14/2016  
3/24/2016  
4/5/2016

SHEET NO.  
C01  
JOB NO. 04150058.00