

THE BRIDGES - PHASE 1

ROANOKE RIVER DISTRICT - PHASE 1

1600, 1620, & 1700 JEFFERSON ST. S.E.

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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: ROANOKE RIVER ASSOCIATES
P.O. BOX 40013
ROANOKE, VA 24022

EXISTING USE:
PROPOSED USE:

VACANT

MIXED USE DEVELOPMENT - RETAIL, OFFICE, RESIDENTIAL
EATING & DRINK ESTABLISHMENT, OFF-SITE PARKING,
PARKING STRUCTURE FACILITY, UTILITY DISTRIBUTION &
COLLECTION, TRANSITIONAL

ZONING:

D - DOWNTOWN WITH CONDITIONS
ORDINANCE #: 39352-041612

TAX PARCEL NO.S:

4040106, 4040401, 4040301, 4030501

SITE AREA:

9.8 ACRES

DISTURBED AREA:

7.90 ACRES

WATER/SEWER:

PUBLIC - PROVIDED BY THE W.V.W.A.

BUILDING AREA/NO. OF STORIES:

PROPOSED (63,976 S.F. - FINISHED S.F.) - 5 STORIES
EXISTING (7,073 S.F. - FINISHED S.F.) - 1 STORY

MINIMUM PARKING REQUIRED:

NO MIN. REQUIREMENTS IN DOWNTOWN DISTRICT

MAXIMUM PARKING ALLOWED:

BUILDING D:
1.5 PARKING SPACES PER DWELLING UNIT
156 UNITS x 1.5 = 234 PARKING SPACES
4,121 S.F. - EATING & DRINKING ESTABLISHMENT
1 SPACE PER 100 S.F. (NET) = 31 PARKING SPACES
7,703 S.F. - RESTAURANT (BUILDING C)
1 SPACE PER 100 S.F. (NET) = 58 PARKING SPACES
4,000 S.F. - OFFICE
1 SPACE PER 300 S.F. (NET) = 10 PARKING SPACES

140% OF REQ'D MINIMUM = 466 PARKING SPACES

(SEE SHEET C03 FOR PARCEL/PARKING BREAKDOWN)

PARKING PROVIDED:

ZAI30011 & ZAI30012

ZONING APPEALS:

LOADING SPACES REQUIRED:

ON-STREET PARKING AVAILABLE FOR LOADING

SETBACKS:

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

MAX. FLOOR AREA RATIO ALLOWED/PROVIDED:

15.0/SEE SHEET C03)

IMPERVIOUS SURFACE RATIO ALLOWED/PROVIDED:

100% / 84%

MAXIMUM BUILDING HEIGHT ALLOWED/PROPOSED:

NONE/APPROX. 57'

ZONING CONDITIONS

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 EXISTING "D" 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.

SPECIAL EXCEPTION CONDITIONS

SPECIAL EXCEPTION: TAX MAP #4040402 (ZAI30026)
(UTILITY DISTRIBUTION COLLECTION, OFF-SITE TRASH/REFUSE COLLECTION)

1. DUMPSTER/REFUSE CONTAINER ENCLOSURES SHALL BE SITUATED ON THE PARCEL SUCH THAT THEY SIT BEHIND THE EXTENDED BUILDING LINE OF THE FUTURE BUILDINGS ON TAX NOS. 4040403 OR 4040402. IF FUTURE BUILDINGS ARE CONSTRUCTED IN A MANNER THAT THIS CONDITION CANNOT BE MET, THE ENCLOSURE SHALL BE RELOCATED TO AN AREA NO CLOSER TO ANY STREET THAN THE PRINCIPAL BUILDING.

2. THE MATERIALS USED TO CONSTRUCT THE STRUCTURES TO HOUSE THE OFFSITE TRASH/REFUSE COLLECTION ENCLOSURE WILL SUBSTANTIALLY MATCH THE MATERIALS USED ON THE PROPOSED BUILDINGS IN THE DEVELOPMENT.

SPECIAL EXCEPTION: TAX MAP #4040406 & 4040407 (ZAI30027)
(DRIVE-THRU FACILITY)

1. THAT THE DRIVE-THRU FACILITY WILL BE DESIGNED IN GENERAL CONFORMITY WITH THE SUBMITTED CONCEPT PLAN, "THE BRIDGES - EXHIBIT A - DRIVE-THRU FACILITY" DATED DECEMBER 12, 2013.

SPECIAL EXCEPTION: TAX MAP #4040301, 4040401, 4030305, 4030306 (ZAI30011 & ZAI30012)
(OFF-SITE PARKING AND UTILITY DISTRIBUTION COLLECTION, OFF-SITE TRASH/REFUSE COLLECTION)

OFF-SITE PARKING CONDITION

1. THAT PARKING ON THE PARCEL WOULD CONSIST OF SPACES DIRECTLY ACCESSING THE STREET AND AS SUCH SHOULD BE COORDINATED WITH STREET DESIGN IF PART OF A DEDICATED PUBLIC RIGHT-OF-WAY OR CONSTRUCTED TO FUNCTION/APPEAR AS ON STREET PARKING IF PART OF A DRIVEWAY (RATHER THAN AN OFF STREET PARKING AREA).

OFF-SITE TRASH/REFUSE COLLECTION CONDITION

1. DUMPSTER/REFUSE CONTAINER ENCLOSURES SHALL BE SITUATED ON THE PARCELS SUCH THAT THEY SIT BEHIND THE EXTENDED BUILDING LINE OF THE BUILDINGS WHICH THEY SERVE.

COMPREHENSIVE
SITE PLAN #:
CP130007

City of Roanoke
Planning Building and Development
FR #2
DEVELOPMENT PLAN APPROVED

Agent, Planning Commission: *[Signature]* Date: 4/8/14
Development Engineer: *[Signature]* Date: 4-8-14
Zoning Administrator: *[Signature]* Date: 4-8-14

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

As-Built 3.10.15 K. Winslow

VICINITY MAP



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, CITY OF ROANOKE AERIAL MAPPING, DATED APRIL, 1996, AND LUMSDEN ASSOCIATES, P.C. FIELD SURVEY DATED DECEMBER 2011

LEGEND

	CONCRETE		PAVEMENT REPLACEMENT		P.V.M.T. (T.B.R.)		CG-6 (WET)
	ASPHALT PAVING		GRAVEL / RIPRAP		P.V.M.T. 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. GATE VALVE		PROP. FENCE
	EXIST. OVERHEAD CABLES		PROP. TOP & BOTTOM OF CURB		PROP. CONTOURS		TYPICAL YARD HYDRANT
	EXIST. WATER LINE		PROP. FIRE HYDRANT		PROP. SIAMESE CONNECTION		PROP. YARD LIGHT
	EXIST. SANITARY SEWER		PROP. LIGHT POLE		EXIST. FEATURES TO BE REMOVED		EXIST. FENCE
	EXIST. STORM SEWER		EXIST. FENCE				
	EXIST. TREE LINE						
	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						
	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
BLDG	BUILDING	FG	FINISH GRADE	SE	SLOPE EASEMENT
BLK	BLOCK	HOA	HOMEOWNERS ASSOCIATION	SS	SANITARY SEWER
BM	BENCHMARK	HPT	HIGH POINT	SSE	SANITARY SEWER EASEMENT
BW	BOTTOM OF WALL	INTX	INTERSECTION	STD	STATION
CB	CINDER BLOCK	INV	INVERT	STANDARD	STANDARD
C&G	CURB & GUTTER	IP	IRON PIN	STO	STORAGE
CMP	CORRUGATED METAL PIPE	LT	LEFT	SYS	SIDE YARD SETBACK
CONC	CONCRETE	MH	MANHOLE	TBM	TEMPORARY BENCHMARK
COR	CORNER	MIN	MINIMUM	TBR	TO BE REMOVED
DBL	DOUBLE	MBL	MINIMUM BUILDING LINE	TC	TOP OF CURB
DEFL	DEFLECTION	MON	MONUMENT	TEL	TELEPHONE
DI	DROP INLET	NBL	NORTH BOUND LANE	TRANS	TRANSFORMER
DIA	DIAMETER	PUE	PUBLIC UTILITY EASEMENT	TW	TOP OF WALL
DE	DRAINAGE EASEMENT	PVMT	PAVEMENT	TYP	TYPICAL
ELEC	ELECTRIC	R	RADIUS	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
ELEV	ELEVATION	RT	RIGHT	VERT	VERTICAL
ENTR	ENTRANCE	R.O.W.	RIGHT OF WAY	WBL	WEST BOUND LANE
EP	EDGE OF PAVEMENT	REQD	REQUIRED	WWA	WESTERN VIRGINIA WATER AUTHORITY
		RR	RAILROAD	YD	YARD
		RYS	REAR YARD SETBACK		



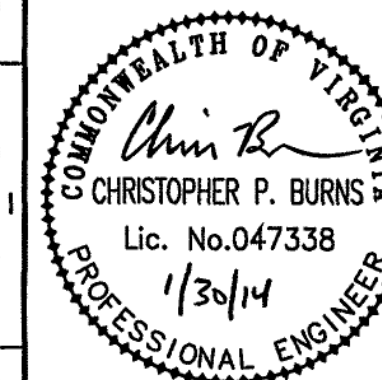
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New River Valley
Richmond
Roanoke
Shenandoah Valley

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

Balzer and Associates, Inc.

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Roanoke, VA 24018
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ROANOKE RIVER DISTRICT - PHASE 1

COVER SHEET FOR CIVIL

CITY OF ROANOKE, VIRGINIA

DRAWN BY: BTC
DESIGNED BY: BTC
CHECKED BY: CPB
DATE: 2-8-2013
SCALE: N/A

REVISIONS:
4-5-2013
4-19-2013
5-20-2013
10-24-2013 F.R.#1
1-30-2014 F.R.#2
RECEIVED
MAR 2 0 2014

SHEET NO.

C01

JOB NO. R1200033.01