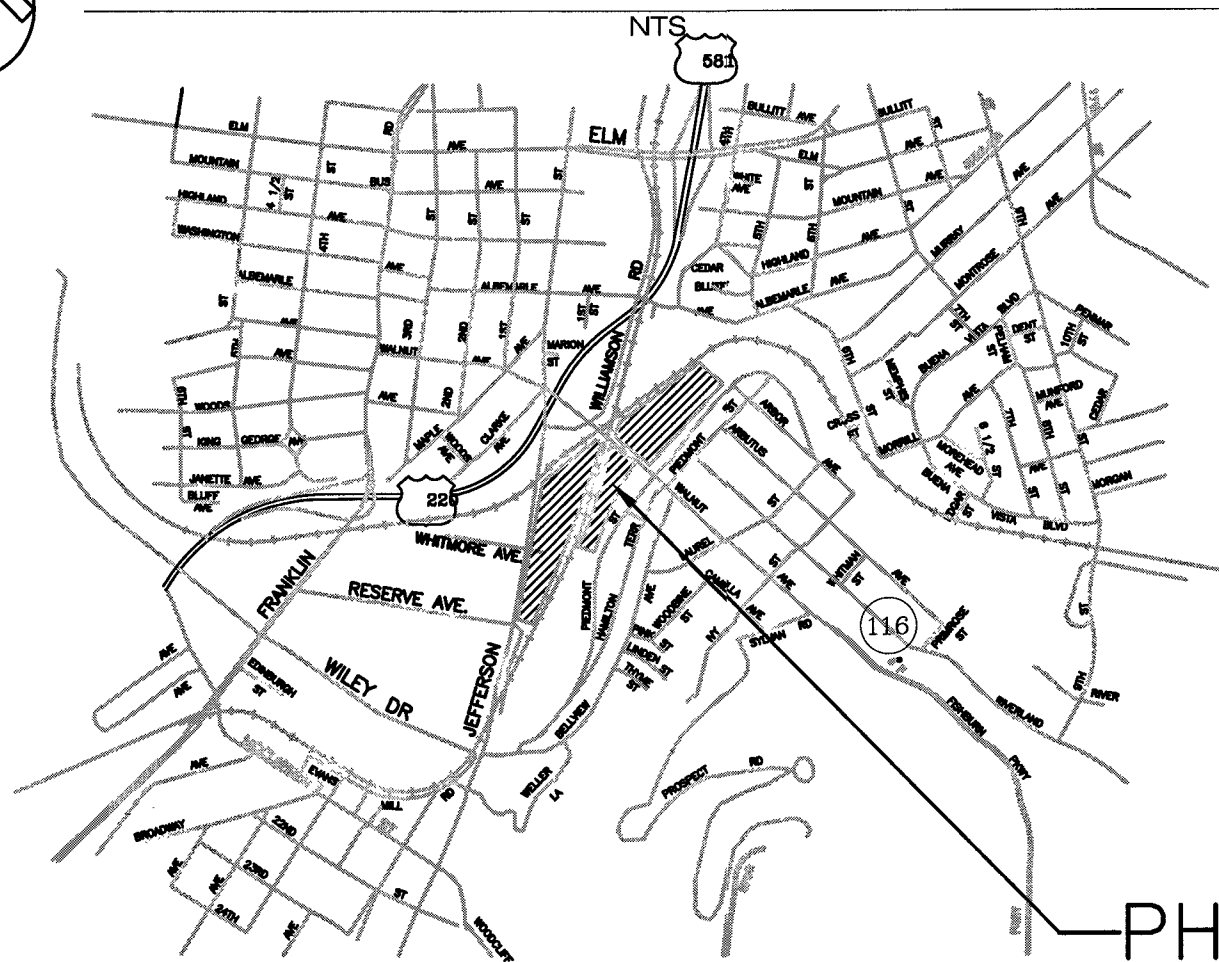


## VICINITY MAP



PHASE II SITE

## LEGEND

	CONCRETE		BLDG. TO BE REMOVED		PVMT. (T.B.R.)		CG-6 (WET)
	ASPHALT PAVING		HEAVY DUTY ASPHALT PAVING		PVMT TO BE MILLED		CG-6 (DRY)
	EX. INTRMDT. CONTOUR		EX. INDEX CONTOUR		EX. SPOT ELEVATION		EX. WATER LINE
	EX. SANITARY SEWER		EX. STORM PIPE		EX. EDGE OF PAVEMENT		EX. BUILDING
	EX. CONCRETE		EX. PAVEMENT		EX. GRAVEL		PAVEMENT REPLACEMENT
	EX. POWER POLE		EX. SANITARY SEWER MANHOLE		EX. STORM SEWER MANHOLE		CLEANOUT
	EX. LIGHT POLE		WATER LINE REDUCER		EX. TELEPHONE		EX. GAS LINE
	EX. OVERHEAD CABLE		EX. FENCE		EX. TREE LINE		ADJOINING PROPERTY LINE
	EX. WETLAND AREA		FLPL		FLOODPLAIN LINE		
	PROP. INTRMDT. CONTOUR		PROP. INDEX CONTOUR		PROP. SPOT ELEVATION		PROP. WATER LINE
	PROP. SANITARY SEWER		PROP. STORM PIPE		PROP. EDGE OF PAVEMENT		PROP. BUILDING
	PROP. CONCRETE		PROP. ASPHALT PAVEMENT (STANDARD/HEAVY DUTY)		PROP. GRAVEL		PROP. PAVERS
	PROP. POWER POLE		PROP. SANITARY SEWER MANHOLE		SIGN		WATER METER
	PROP. GATE VALVE		BLOW-OFF VALVE		BENCHMARK		PROP. GAS LINE
	PROP. OVERHEAD CABLE		PROP. UNDERGRND POWER LINE		PROP. FENCE		PROP. TREE LINE
	PROP. SITE PROPERTY LINE		INLET PROTECTION				

## ABBREVIATIONS

AHFH	ARROW HEAD TOP OF FIRE HYDRANT	EW	ENDWALL	RR	RAILROAD
APPROX	APPROXIMATE	EXIST	EXISTING	RYS	REAR YARD SETBACK
ASPH	ASPHALT	FDN	FOUNDATION	SAN	SANITARY
BC	BOTTOM OF CURB	FF	FINISHED FLOOR	SBL	SOUTH BOUND LANE
BIT	BITUMINOUS	FG	FINISH GRADE	SD	STORM DRAIN
BLDG	BUILDING	GBE	GRADE BREAK ELEVATION	SECT	SECTION
BLK	BLOCK	GBS	GRADE BREAK STATION	SE	SLOPE EASEMENT
BM	BENCHMARK	HOA	HOMEOWNERS ASSOCIATION	SS	SANITARY SEWER
BVCE	BEGIN VERT. CURVE STA.	HPT	HIGH POINT	SSE	SANITARY SEWER EASEMENT
BVCS	BEGIN VERT. CURVE ELEV.	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	TW	TOP OF WALL
DIA	DIAMETER	NBL	NORTH BOUND LANE	TYP	TYPICAL
DE	DRAINAGE EASEMENT	PROP	PROPOSED	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
ELEC	ELECTRIC	PUE	PUBLIC UTILITY EASEMENT	VERT	VERTICAL
ELEV	ELEVATION	PVMT	PAVEMENT	VSD	VERTICAL SIGHT DISTANCE
ENTR	ENTRANCE	R	RADIUS	WBL	WEST BOUND LANE
EP	EDGE OF PAVEMENT	RT	RIGHT	YD	YARD
EVCS	END VERT. CURVE STA.	R.O.W.	RIGHT OF WAY		
	END VERT. CURVE ELEV.	REQD	REQUIRED		
		RR	RAILROAD		

# THE BRIDGES

## PHASE II

323 WALNUT AVENUE S.E.  
ROANOKE, VIRGINIA 24016

## SHEET INDEX

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 & PROFILES
C07	E.S.C. PLAN - PHASE 1
C08	E.S.C. PLAN - PHASE 2
C09	E.S.C. NOTES & DETAILS
C10	E.S.C. & LANDSCAPE NOTES
C11	LANDSCAPE PLAN
C12	NOTES
C13	DETAILS A
C14	DETAILS B
C15	DETAILS C
C16	LIGHTING PLAN
C17	LIGHTING DETAILS A
A-201	EXTERIOR BUILDING ELEVATIONS

## CITY OF ROANOKE &amp; UTILITY CONTACTS:

CITY OF ROANOKE DEVELOPMENT REVIEW COORDINATOR - DANIELLE BISHOP (540) 853-1325  
ROANOKE GAS COMPANY - DON JONES (540) 777-3851  
VERIZON - STEVEN CRONEMEYER (540) 563-2261  
AMERICAN ELECTRIC POWER - KEITH FREEMAN (540) 427-3643  
WESTERN VIRGINIA WATER AUTHORITY - CHRIS CAREY (540) 853-5637



### 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

PARCEL A:	OWNER: CARILION CLINIC PROPERTIES LLC 213 JEFFERSON ST. SUITE 720 ROANOKE, VA 24011	DEVELOPER: ROANOKE RIVER INVESTMENTS, LLC 300 South 12th Street Richmond, VA 23223
TAX PARCEL NO.:	4030305	
EXISTING USE:	VACANT	
PROPOSED USE:	PROFESSIONAL OFFICE	
ZONING:	D - DOWNTOWN WITH CONDITIONS ORDINANCE #: 39352-041612	
SITE AREA:	0.74 ACRES	
PARCEL B:	OWNER: CARILION CLINIC PROPERTIES LLC 213 JEFFERSON ST. SUITE 720 ROANOKE, VA 24011	DEVELOPER: ROANOKE RIVER INVESTMENTS, LLC 300 South 12th Street Richmond, VA 23223
TAX PARCEL NO.S:	4030306	
EXISTING USE:	VACANT	
PROPOSED USE:	OFF-SITE PARKING	
ZONING:	D - DOWNTOWN WITH CONDITIONS ORDINANCE #: 39352-041612	
OVERLAY DISTRICT:	4030306 - RIVER & CREEKS CORRIDORS OVERLAY DISTRICT	
SITE AREA:	1.51 ACRES	
TOTAL SITE AREA:	2.25 ACRES	
DISTURBED AREA:	2.65 ACRES	
WATER/SEWER:	PUBLIC	
BUILDING AREA/NO. OF STORIES:	(29,432 S.F. -FINISHED S.F.) - 1 STORY & MEZZANINE	
MINIMUM PARKING REQUIRED:	NO MIN. REQUIREMENTS IN DOWNTOWN DISTRICT	
MAXIMUM PARKING ALLOWED:	EXISTING BUILDING F: 22,074 S.F. - OFFICE NET 1 SPACE PER 300 S.F. (NET) = 74 PARKING SPACES 140% OF REQ'D MINIMUM = 104 PARKING SPACES 110 SPACES CONTAINED WITHIN THE PRIVATE PARKING AREA 16 SPACES UNDER BRIDGE 126 SPACES TOTAL CROSS ACCESS PARKING NOTE: PARKING LOCATED ON PARCEL D1 AND D2 WILL BE SHARED FOR FUTURE BUILDINGS ACROSS THE WALNUT AVENUE BRIDGE. (PHASE 5)	
PARKING PROVIDED:	FRONT: 0' MINIMUM / 10' MAXIMUM SIDE: 0' REAR: 0'	
SETBACKS:		
MAX. FLOOR AREA RATIO ALLOWED/PROVIDED:	15.0/4.44	
IMPERVIOUS SURFACE RATIO ALLOWED/PROVIDED:	100%/ 79%	
MAXIMUM BUILDING HEIGHT ALLOWED/PROPOSED:	EXISTING BUILDING	

## 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 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.

## SPECIAL EXCEPTION CONDITIONS

SPECIAL EXCEPTION: TAX MAP #4040301, 4040401, 4030305, 4030306 (ZA130011 & ZA130012)  
(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 #:  
CP140024

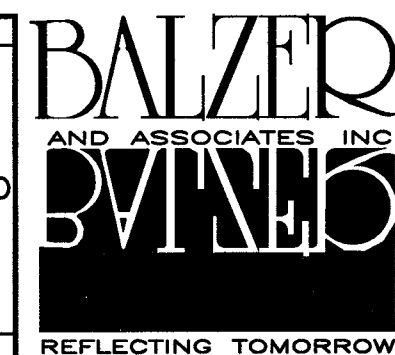
City of Roanoke  
Planning Building and Development

DEVELOPMENT PLAN APPROVED

Agent, Planning Commission: *[Signature]* Date: 8/21/2014  
Development Engineer: *[Signature]* Date: 8/20/14  
Zoning Administrator: *[Signature]* Date: 8/20/14

Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.

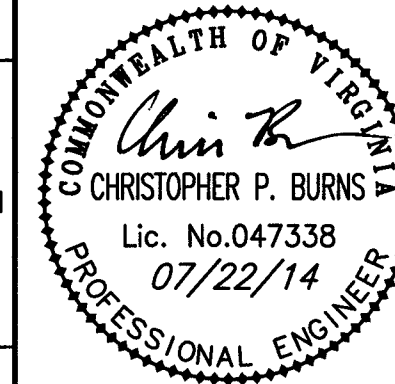
CITY OF ROANOKE APPROVAL BLOCK

APPROVED  
The Bridges - Phase II

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



THE BRIDGES - PHASE II  
COVER SHEET FOR CIVIL  
CITY OF ROANOKE, VIRGINIA

DRAWN BY: BTC  
DESIGNED BY: BTC  
CHECKED BY: CFB  
DATE: 05/21/2014  
SCALE: N/A  
REVISIONS: 7/22/2014

SHEET NO.  
C01  
JOB NO. R1200033.02