LEGEND

348 EX. INTRMDT. CONTOUR	PROP. INTRMDT. CONTOUR
345 EX. INDEX CONTOUR	
+ 35.55 EX. SPOT ELEVATION	35.55 PROP. SPOT ELEVATION
8" WL EX. WATER LINE	
8" SAN EX. SANITARY SEWER	
18 ROP EX. STORM PIPE	PROP. STORM PIPE
	PROP. EDGE OF PAVEMENT
EX. BUILDING	PROP. BUILDING
White early type of Ex. CONCRETE	ARAM ASCAN CASC PROP. CONCRETE
SERVENTE SERVENT	PROP. ASPHALT PAVEMENT (STANDARD/HEAVY DUTY)
SIGNAL CONTROL EX. GRAVEL	TOWNSTRONG PROPERTY PROP. GRAVEL
///////////// PAVEMENT REPLACEMENT	PROP. PAVERS
EX. POWER POLE	PROP. POWER POLE
EX. SANITARY SEWER MANHOLE	PROP. MANHOLE
EX. STORM SEWER MANHOLE	→ SIGN
	WATER METER
EX. LIGHT POLE	▶ PROP. GATE VALVE
→ WATER LINE REDUCER Output Description Descripti	BLOW−OFF VALVE
EX. TELEPHONE	BENCHMARK
G — EX. GAS LINE	G PROP. GAS LINE
X — EX. FENCE	P PROP. UNDERGRND POWER LI
EX. TREE LINE	T PROP. FENCE
	PROP. TREE LINE
■ EXISTING ROAD MONUMENTS	SITE PROPERTY 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
BMCE	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
CB	CINDER BLOCK	IP.	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
EP	EDGE OF PAVEMENT	R.O.W.	RIGHT OF WAY	WWA	WESTERN VIRGINIA WATER AUTHORITY
EVCE	END VERT, CURVE ELEV.	REQD	REQUIRED	YD	YARD

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. BMAZER AND ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCOPRANCE 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

CITY OF ROANOKE & UTILITY CONTACTS:

CITY OF ROANOKE DEVELOPMENT REVIEW COORDINATOR - ADRIAN GLBERT (540) 853-5796

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

THE VIEW AT **BLUE RIDGE COMMONS**

2801 HERSHBERGER RD NW CITY OF ROANOKE, VIRGINIA

SHEET INDEX

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WESTERN VIRGINIA WATER AUTHORITY NOTES:

AVAILABILITY No.: 20-026

A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE WESTERN VIRIGINIA WATER AUTHORITY TO BE HELD AT LEAST ONE (1) DAY PRIOR TO ANY CONSTRUCTION OF THE APPROVED WATER AND SANTARY SEWER FACILITIES.

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED ON ALL WAVE 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. FIFTH CHANCES SHALL BE SUBMITTED BY THE ENGINEER OF RECORD TO THE LOCALITY AND BE APPROVED BY THE WOWA

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

FURDAL CARRISMOND.

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS NO SPECIFICATIONS OF THE WESTERN WIGHDAY WAS AUTHORITY (WWW.) AVALABLE AT WAY WESTERN WAS AUTHORITY AT (546) 853–570. THE WESTERN WAS AUTHORITY AND AUTHORITY AT (546) 853–870. THE WESTERN WAS AUTHORITY AND AUTHORITY AT (546) 853–870. THE WESTERN WAS AUTHORITY AND AUTHORITY AT (546) 853–870. THE WESTERN WAS AUTHORITY AND AUTHORITY AT (546) 853–870. THE WESTERN WAS AUTHORITY AND AUTHORITY AT (546) 853–870. THE WESTERN WAS AUTHORITY AND AUTHORITY AT (546) 853–870. THE WESTERN WAS AUTHORITY AND AUTHORITY AT (546) 853–870. THE WESTERN WAS AUTHOR

PLAN APPROVAL BY THE WWWA 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 VACINIA UNIFORM STATEMIDE BUILDING CODE (INCLUDING AMENDMENTS).

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

ALL UTILITY GRADE ADJUSTMENTS SHALL BE IN ACCORDANCE WITH WWWA 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.

SEMER_NOTES: COMMERCIAL SANITARY SEMER LATERAL SHALL BE MINIMUM θ^* 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 MAININE 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 SANTARY SEWER PIPING SHALL BE PVC (POLYVNYL 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 WATERTICHT AND ALL COVERS SHALL BE BOLT-DOWN MANHOLE COVERS (SEE DETAIL S-05 AND S-06) WHERE APPLICABLE.

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 ISSURING 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 ROMOKE.

LAND DISTURBANCE PERMIT: AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PROOR TO THE ISSUANCE OF A LAND DISTURBANCE FERMIT

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 ACCOUNTE 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 BARRICAGES PROPER AND RECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.

SEMER AND PAYMENT REPLACEMENT: CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAYMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROAMOKE AND THE WESTERN VIRGINIA WATER AUTHORITY.

BILL ACCEPTANCE DID: THE ORIES OF DESCRIPES SHALL PRIMED HE OFF OF POMORE'S PLANNING BELDION, AND DESCRIPTION WITH A FEBLUAR SHAPE DID AND DESCRIPTION OF THE ACCEPTANCE AND SOURCE OF A CEPTROCKE OF THE ORIES OF TH

SITE & ZONING SUMMARY:

OWNER: BLUE RIDGE MULTI-FAMILY LLC 10B STATE ST STE 300 GREENSRORD NC 27408

DEVELOPER: BLUE RIDGE MULTI-FAMILY LLC 108 STATE STREET STE 300 GREENSBORD, NC 27408

TAX MAP NUMBERS: 6450114, 6450119

TOTAL EXISTING LOT SIZE: 6450114 - 12.01 AC. ± 6450119 - 0.78 AC. ± EXISTING USE: HOTEL & CONFERENCE CENTER PROPOSED USE: MULTIFAMILY RESIDENTIAL

ZONING: 6450114 - CLS COMMERCIAL - LARGE SITE 6450119 - CG - COMMWERCIAL GENERAL

CLS DISTRICT REGULATIONS:

MINIMUM / MAXIMUM LOT AREA: 43.560 SE / NO MAX LOT AREA PROVIDED: 12.01 AC ±

MINIMUM / MAXIMUM LOT FRONTAGE: 150' / NO MAX.

LOT FRONTAGE PROVIDED: ±649

MAXIMUM BUILDING HEIGHT: 1' FOR EACH FOOT OF SETBACK FROM ANY ABUTTING RESIDENTIAL LOT

FLOOR AREA RATIO MAX: 5.0

FLOOR AREA RATIO PROVIDED: ±0.84

IMPERVIOUS SURFACE AREA MAX: 80%

IMPERVIOUS SURFACE AREA PROVIDED: ±67%

MINIMUM TREE CANOPY REQUIRED: 10% OF LOT AREA (DISTURBED)

TREE CANOPY PROVIDED: 10%

CG DISTRICT REGULATIONS:

MINIMUM / MAXIMUM LOT AREA: 10,000 SF / 130,680 SF LOT AREA PROVIDED: 0.78 AC ±

MINIMUM / MAXIMUM LOT FRONTAGE: 100' / NO MAX.

LOT FRONTAGE PROVIDED: ±186

REAR YARD SETBACK: 0"

MAXIMUM BUILDING HEIGHT: 45°

FLOOR AREA PATIO MAY: 5.0

FLOOR AREA RATIO PROVIDED: N/A

IMPERVIOUS SURFACE AREA MAX: 85%

MINIMUM TREE CANOPY REQUIRED: 10% OF LOT AREA (DISTURBED)

TREE CANOPY PROVIDED: N/A

GARAGE SUMMARY:

CONSTRUCTION USE GROUP: R-2 (24 UNIT & 36 UNIT) CONSTRUCTION USE GROUP: S-1

CONSTRUCTION TYPE: VR CONSTRUCTION TYPE, VP

OFF-STREET PARKING REQUIRED (MINIMUM): 195 SPACES

OFF-STREET PARKING PROVIDED: 475 SPACES

GARAGES PROVIDED: 38 GARAGES



COMPREHENSIVE SITE PLAN #: CP20-0020

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COMPREHEN	ISIVE DEVELO	PMENT PLAN
Α	PPROVE	D
Any changes to this app Agent to the Planning Ci to construction.	roved plan must ommission and	revisions approved p
Agent to the Planning Cr to construction.	ommission and	be coordinated with revisions approved p
Agent to the Planning Co	ommission and	revisions approved p

CITY OF ROANOKE APPROVAL BLOCK



Roanoke / Richmond New River Valley / Staunto www.balzer.cc



COMMONS RIDGE **VIEW AT BLUE** ͳ

1 HERSHBERGER ROAD N VER SHEET 2801

CHECKED BY BTC

REVISIONS 6/15/2020

7/8/2020

DRAWN BY

DATE SCALE