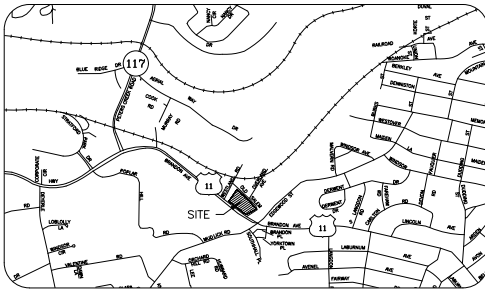




VICINITY MAP

NTS



LEGEND

-----348-----	EX. INTERMIT. CONTOUR	-----1320-----	PROP. INTERMIT. CONTOUR
-----348-----	EX. INDEX CONTOUR	-----35.55	PROP. INDEX CONTOUR
+ 35.55	EX. SPOT ELEVATION	35.55	PROP. SPOT ELEVATION
8" WL	EX. WATER LINE	8" WL	PROP. WATER LINE
8" SAN	EX. SANITARY SEWER	8" SAN	PROP. SANITARY SEWER
12" ST	EX. STORM PIPE	12" ST	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	○	PROP. 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
OHU	EX. OVERHEAD CABLE	OHU	PROP. OVERHEAD CABLE
X	EX. FENCE	P	PROP. UNDERGROUND POWER LINE
-----	EX. TREE LINE	X	PROP. FENCE
-----	ADJOINING PROPERTY LINE	-----	PROP. TREE LINE
-----	EXISTING ROAD MONUMENTS	-----	SITE PROPERTY LINE
-----	WETLAND AREA	●	INLET PROTECTION

ABBREVIATIONS

AHFH	ARROW HEAD TOP OF FIRE HYDRANT	EVCS	END VERT. CURVE STA.	RR	RAILROAD
APPROX	APPROXIMATE	EXIST	EXISTING	RYS	REAR YARD SETBACK
ASPH	ASPHALT	FON	FOUNDATION	SAN	SANITARY
BC	BACK OF CURB	FF	FINISHED FLOOR	SD	SOUTH DRAIN
BLG	BLINDING	FS	FINISH GRADE	SECT	SECTION
BLU	BUILDING	GSE	GRADE BREAK ELEVATION	SE	SLOPE EASEMENT
BLK	BLOCK	GSS	GRADE BREAK STATION	SS	SANITARY SEWER
BM	BENCHMARK	HSA	HIGH POINT	SSD	STORM SIGHT DISTANCE
BS	BOTTOM OF BOTTOM STEP	HPT	HEADLIGHT SIGHT DISTANCE	SSE	SANITARY SEWER EASEMENT
BVCS	BEIGN VERT. CURVE STA.	HSI	HEADLIGHT SIGHT DISTANCE	STA	STATION
BVCS	BEIGN VERT. CURVE STA.	INTX	INTERSECTION	STD	STANDARD
BW	BOTTOM OF WALL	INV	INVERT	STD	STORAGE
CB	CHIMNEY BLOCK	IP	IRON PIN	SYS	SEE YARD SETBACK
C&G	CURB & GUTTER	LT	LEFT	TBM	TEMPORARY BENCHMARK TO BE REMOVED
CMP	CONCRETE METAL PIPE	LVC	LENGTH OF VERTICAL CURVE	TC	TOP OF CURB
CNC	CONCRETE	MN	MINIMUM	TEL	TELEPHONE
COR	CORNER	MNL	MINIMUM BUILDING LINE	TRANS	TRANSFORMER
DBL	DOUBLE	MNM	MINIMUM	TS	TOP OF TOP STEP
DEFL	DEFLECTION	NBL	NORTH BOUND LINE	TS	TOP OF WALL
DI	DROP INLET	PROP	PROPOSED	TV	TYPICAL
DA	DAMETER	PUE	PUBLIC UTILITY EASEMENT	VT	VIRGINIA DEPARTMENT OF TRANSPORTATION
DE	DRAINAGE EASEMENT	PWT	PAVEMENT	V	VERTICAL
ELEC	ELECTRIC	REG	RIGHT	WBL	WEST BOUND LINE
ELEV	ELEVATION	R&N	RIGHT OF WAY REQUIRED	Y	YARD
ENTR	ENTRANCE				
EP	EDGE OF PAVEMENT				
EVCS	END VERT. CURVE STA.				

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 NOVEMBER 2021.

CITY OF ROANOKE & UTILITY CONTACTS:

CITY OF ROANOKE DEVELOPMENT REVIEW COORDINATOR - ADRIAN GILBERT (540) 853-5786

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



BRANDON AVENUE COMMERCIAL CENTER

3233 BRANDON AVENUE
CITY OF ROANOKE, VIRGINIA

SHEET INDEX

- C1 COVER
- C2 NOTES
- C3.1 EXISTING CONDITIONS & DEMOLITION PLAN 1
- C3.2 EXISTING CONDITIONS & DEMOLITION PLAN 2
- C4.1 LAYOUT AND UTILITY PLAN 1
- C4.2 LAYOUT AND UTILITY PLAN 2
- C5.1 GRADING PLAN I
- C5.2 GRADING PLAN 2
- C6.1 ESC PLAN PHASE I
- C6.2 ESC PLAN PHASE II
- C6.3 ESC NOTES
- C6.4 ESC DETAILS
- C7 UTILITY PROFILES
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- C9.1 SITE DETAILS I
- C9.2 SITE DETAILS II
- C9.3 SITE DETAILS III
- C10 WWVA DETAILS
- C11 MAINTENANCE OF TRAFFIC PLAN

WESTERN VIRGINIA WATER AUTHORITY NOTES:

AVAILABILITY No.: 22-0XX

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 WWVA 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 WWVA. 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 (WWVA) AVAILABLE AT WWW.WESTERNVIAWATER.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, DOR, VDH, ETC.) WHERE APPLICABLE.

PLAN APPROVAL BY THE WWVA 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 WWVA STANDARDS SHALL BE ENFORCED.

ALL UTILITY GRADE ADJUSTMENTS SHALL BE IN ACCORDANCE WITH WWVA 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.

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 SANITARY SEWER PIPING SHALL BE PVC (POLYVINYL 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 WATERTIGHT 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 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.

BARRETTES/DOITCHES: THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DOITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRETTES 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 DESIGN AND SEWER CONTROL AGENCY PRIOR TO ANY CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.

FINAL ACCEPTANCE/SET: 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 SOD PLANE VIRGINIA SOUTH COORDINATE SYSTEM, NAD 1983, PPS 4502 FEET US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

SITE & ZONING SUMMARY:

OWNER: BRANDON OFFICE PARTNERS LLC
2806 NICHOLAS AVE NE
ROANOKE, VA 24012

TAX MAP NUMBERS: 5210201, 5210202, 5210203, 5210204, 5210205, 5210206

TOTAL EXISTING LOT SIZE: 5210201 - ±0.771 AC.
5210202 - ±0.811 AC.
5210203 - ±0.499 AC.
5210204 - ±0.214 AC.
5210205 - ±0.672 AC.
5210206 - ±0.930 AC.

PROPOSED USE: OFFICE - GENERAL AND MEDICAL
ZONING: CG: COMMERCIAL GENERAL

CG DISTRICT REGULATIONS:

MINIMUM / MAXIMUM LOT AREA: 10,000 SF / 130,680 SF

PROPOSED LOT AREA: 3.68 AC ±

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

LOT FRONTAGE PROVIDED: ±1,735'

SETBACKS:

FRONT YARD MINIMUM / MAXIMUM SETBACK: 0' / 30'
SIDE YARD SETBACK: NO MINIMUM
REAR YARD SETBACK: NO MINIMUM

MAXIMUM BUILDING HEIGHT: 45'

IMPERVIOUS SURFACE AREA MAX: 85%

POST-DEVELOPMENT IMPERVIOUS SURFACE AREA (ON-SITE): 483%

FLOOR AREA RATIO MAX: 5.0

FLOOR AREA RATIO PROVIDED: 0.27

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

TREE CANOPY PROVIDED: ±12.5%

BUILDING SUMMARY:

CONSTRUCTION USE GROUP: B - BUSINESS

CONSTRUCTION TYPE: IIA

PARKING SUMMARY:

OFF-STREET PARKING PROVIDED: 172 SPACES

OFF-STREET HANDICAPPED PARKING SPACES

REQUIRED: 6 SPACES

PROVIDED: 10 SPACES



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
Shenandoah Valley
New River Valley / Lynchburg
www.balzer.cc

1208 Corporate Circle
Roanoke, VA 24018
540.772.9580



BRANDON AVENUE COMMERCIAL CENTER

COVER

DRAWN BY: KAM
DESIGNED BY: KAM
CHECKED BY: CPB
DATE: 10/12/2022
SCALE: N/A
REVISIONS:

COMPREHENSIVE
SITE PLAN #:
CP22-0007

CITY OF ROANOKE APPROVAL BLOCK

C1
PROJECT NO. 04210848.00