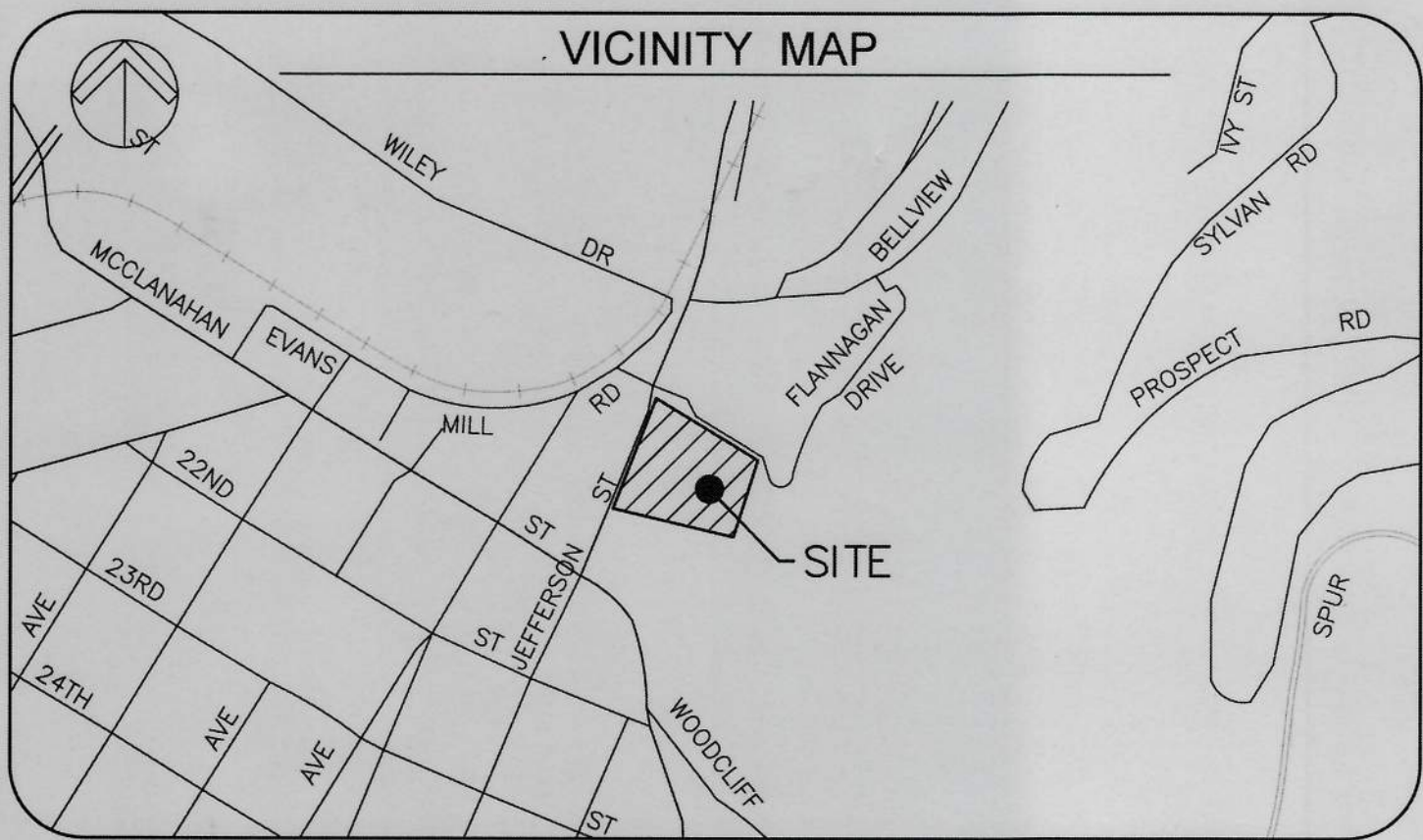
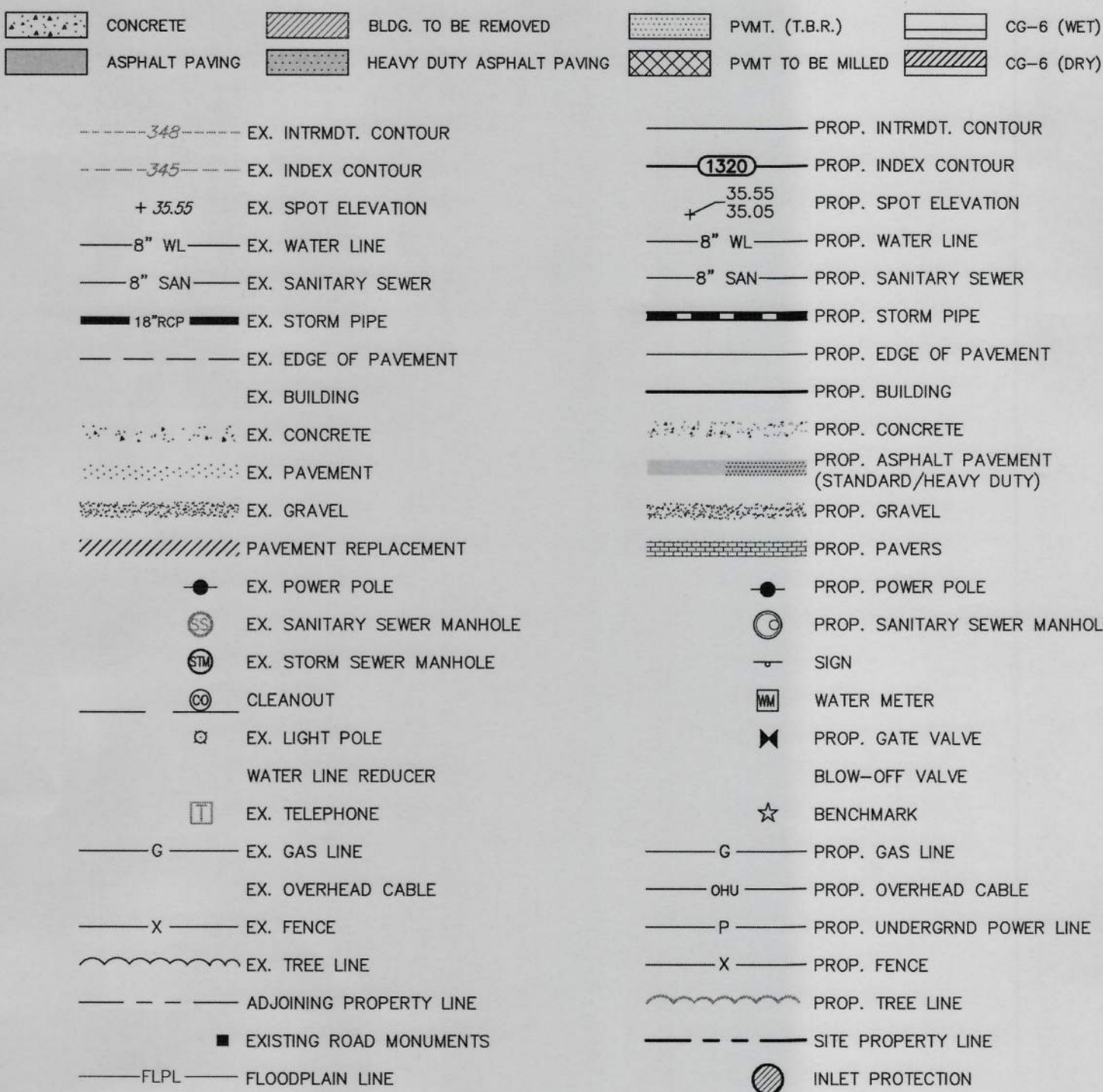




LEGEND



ABBREVIATIONS

AHFH	ARROW HEAD TOP OF FIRE HYDRANT	EW	EXIST	ENDWALL	RR	RAILROAD
APPROX	APPROXIMATE	FDN	EXISTING	FOUNDATION	RYS	REAR YARD SETBACK
ASPH	ASPHALT	FF	FINISHED FLOOR	FINISH GRADE	SAN	SANITARY
BC	BOTTOM OF CURB	FG	FINISH GRADE	FINISH GRADE	SBL	SOUTH BOUND LANE
BIT	BITUMINOUS	GBE	GRADE BREAK ELEVATION	GRADE BREAK ELEVATION	SECT	SECTION
BLDG	BUILDING	GBS	GRADE BREAK STATION	GRADE BREAK STATION	SE	SLOPE EASEMENT
BLK	BLOCK	HOA	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	SS	SANITARY SEWER
BM	BENCHMARK	HPT	HIGH POINT	HIGH POINT	SSE	SANITARY SEWER EASEMENT
BVC	BEGIN VERT. CURVE STA.	HSD	HEADLIGHT SIGHT DISTANCE	HEADLIGHT SIGHT DISTANCE	STA	STATION
BVCS	BEGIN VERT. CURVE ELEV.	INTX	INTERSECTION	INTERSECTION	STD	STANDARD
BW	BOTTOM OF WALL	INV	INVERT	INVERT	STO	STORAGE
CB	CORNER BLOCK	IP	IRON PIN	IRON PIN	SYS	SIDE YARD SETBACK
C&G	CURB & GUTTER	LT	LEFT	LEFT	TBM	TEMPORARY BENCHMARK
CMP	CORRUGATED METAL PIPE	LVC	LENGTH OF VERTICAL CURVE	LENGTH OF VERTICAL CURVE	TBR	TO BE REMOVED
CONC	CONCRETE	MH	MANHOLE	MANHOLE	TC	TOP OF CURB
COR	CORNER	MIN	MINIMUM	MINIMUM	TEL	TELEPHONE
DBL	DOUBLE	MBL	MINIMUM BUILDING LINE	MINIMUM BUILDING LINE	TRANS	TRANSFORMER
DEFL	DEFLECTION	MON	MONUMENT	MONUMENT	TW	TOP OF WALL
DI	DROP INLET	NBL	NORTH BOUND LANE	NORTH BOUND LANE	TYP	TYPICAL
DIA	DIAMETER	PROP	PROPOSED	PROPOSED	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
DRA	DRAINAGE EASEMENT	PUE	PUBLIC UTILITY EASEMENT	PUBLIC UTILITY EASEMENT	VERT	VERTICAL
ELEC	ELECTRIC	PWT	PAVEMENT	PAVEMENT	VSD	VERTICAL SIGHT DISTANCE
ELEV	ELEVATION	R	RADIUS	RADIUS	WBL	WEST BOUND LANE
ENTR	ENTRANCE	RT	RIGHT	RIGHT	YD	YARD
EP	EDGE OF PAVEMENT	R.O.W.	RIGHT OF WAY	RIGHT OF WAY		
END	END VERT. CURVE STA.	REQD	REQUIRED	REQUIRED		
EVCS	END VERT. CURVE ELEV.	RR	RAILROAD	RAILROAD		

CARILION ROANOKE MEMORIAL HOSPITAL

CRYSTAL SPRING TOWER ADDITIONS & RENOVATIONS

JEFFERSON STREET

CITY OF ROANOKE, VIRGINIA

SHEET INDEX

C1-CST	COVER SHEET
C2.1-CST	EXISTING CONDITIONS & DEMO PLAN
C2.2-CST	EXISTING CONDITIONS & DEMO PLAN
C3-CST	OMITTED
C4.1-CST	BUILDING LAYOUT PLAN - P1 PARKING LEVEL
C4.2-CST	BUILDING LAYOUT PLAN - F1 PARKING LEVEL
C4.3-CST	BUILDING LAYOUT PLAN - F2 LEVEL
C4.4-CST	BUILDING LAYOUT PLAN - F3 LEVEL
C5.1-CST	SITE LAYOUT PLAN
C5.2-CST	JEFFERSON STREET IMPROVEMENTS
C6.1-CST	UTILITY PLAN
C6.2-CST	OFF-SITE UTILITY IMPROVEMENTS
C7-CST	GRADING PLAN
C8.1-CST	ESC PLAN
C8.2-CST	ESC NOTES
C8.3-CST	ESC DETAILS
C9.1-CST	UTILITY PROFILES 1
C9.2-CST	UTILITY PROFILES 2
C9.3-CST	UTILITY PROFILES 3
C9.4-CST	UTILITY PROFILES 4
C10.1-CST	SITE DETAILS 1
C10.2-CST	SITE DETAILS 2
C10.3-CST	SITE DETAILS 3
C10.4-CST	SITE DETAILS 4
C11-CST	GENERAL NOTES
C12.1-CST	LANDSCAPE PLAN 1
C12.2-CST	LANDSCAPE PLAN 2
C12.3-CST	CIVIC YARD SPACES

WESTERN VIRGINIA WATER AUTHORITY NOTES:

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 OVER PROPOSED 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 COMPLY WITH THE STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.

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 CORRECTIONS SHALL BE APPROVED BY THE WWA ENGINEERING DIVISION PRIOR TO SUCH CONSTRUCTION.

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

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.

SITE & ZONING SUMMARY:

OWNER/DEVELOPER: CARILION MEDICAL CENTER
P.O. BOX 12385
ROANOKE, VA 24025

TAX MAP NUMBERS: 4060301, 4060502, 4060506, 4060507

NEW PARCEL SIZE: ±20.5 AC. TOTAL

TOTAL DISTURBED AREA: ±5.4 AC.

EXISTING/PROPOSED USE: HOSPITAL

PROPOSED ZONING: INPUD - INSTITUTIONAL PLANNED UNIT DEVELOPMENT DISTRICT
ORDINANCE 41623-111819

INPUD DEVELOPMENT REGULATIONS:

MINIMUM/MAXIMUM LOT AREA OF DISTRICT: NONE

MINIMUM LOT FRONTAGE: NONE

LOT FRONTAGE PROVIDED: ±730' - JEFFERSON STREET // ±940' - BELLEVIEW AVENUE

SETBACKS:

FRONT YARD SETBACK: AS SHOWN ON APPROVED DEVELOPMENT PLAN

SIDE YARD SETBACK: NONE

REAR YARD SETBACK: NONE

MAXIMUM BUILDING HEIGHT ALLOWED: 200'
PROVIDED: APPROX. 128' TO TOP OF 11TH FLOOR PARAPET
APPROX. 154' TO HIGH POINT OF BUILDING

MAXIMUM IMPERVIOUS SURFACE RATIO ALLOWED/PROVIDED: 80% / ±60%

MINIMUM BUILDING TRANSPARENCY REQUIREMENTS: REQUIRED/PROVIDED
(FOR BUILDING FACADE FACING JEFFERSON STREET)

FIRST TWO FLOORS ABOVE PARKING LEVELS: 50% / T.B.D.
FLOORS THREE AND UP: 25% / T.B.D.

MINIMUM TREE CANOPY REQUIRED: 10%

TREE CANOPY PROVIDED: 23%

PARKING SUMMARY:

INTERIOR TO BUILDING:
P1 LEVEL: 82 SPACES, INCLUDING 4 HANDICAP
F1 LEVEL: 69 SPACES, INCLUDING 6 HANDICAP

TOTAL PARKING SPACES PROVIDED: 151 SPACES, INCLUDING 10 HANDICAP

*NOTE: PEDESTRIAN BRIDGE ACROSS JEFFERSON STREET TO PARKING ON TAX PARCEL 1041003 SHALL BE COMPLETED PRIOR TO PERMANENT CERTIFICATE OF OCCUPANCY BEING ISSUED FOR THE PROP. BUILDING.

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.

MAINTENANCE OF TRAFFIC: CONTRACTOR SHALL SUBMIT MAINTENANCE OF TRAFFIC PLAN TO ROANOKE CITY FOR WORK THAT CLOSES SIDEWALK AND/OR TRAVEL LANES LOCATED IN THE PUBLIC RIGHT OF WAY. MOT PLAN SHALL BE SUBMITTED TO IAN COFFEY AT IAN.COFFEY@ROANOKEGA.GOV. QUESTIONS CAN ALSO BE REFERRED TO IAN COFFEY AT PHONE NUMBER (540) 853-2210.

CITY OF ROANOKE & UTILITY CONTACTS:

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

ROANOKE GAS COMPANY - ED PAINTER (540) 777-3801

VERIZON - DANNY COLEMAN (540) 285-5305

AMERICAN ELECTRIC POWER - DON POE (540) 985-2827

WESTERN VIRGINIA WATER AUTHORITY - AARON SHEARER (540) 283-2941

ROANOKE CITY TRAFFIC ENGINEER - HONG LIU (540) 853-2686 (EMAIL: HONG.LIU@ROANOKEVA.GOV)

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 JULY, 2019.



COMPREHENSIVE
SITE PLAN #:
CP20-0031

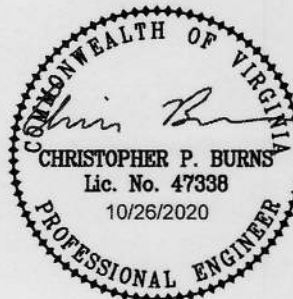
City of Roanoke Planning, Building, & Development	
COMPREHENSIVE DEVELOPMENT PLAN	
APPROVED	
Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.	
Agent, Planning Commission:	Chris Chittum
Development Engineer:	Katharine Gray
Zoning Administrator:	Katharine Gray
CITY OF ROANOKE APPROVAL BLOCK	



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg
www.balzer.cc

1208 Corporate Circle
Roanoke, VA 24018
840.772.9590



Materials - 12", 10", 6"

DIP, also U.S. Pipe

Valves - 12" - AFC - 36 Turns to Left to Open

10" - AFC - 30 Turns to Left to Open

6" - AFC - 18 Turns to Left to Open

As built

Inspector: Brian Whitnack

Contractor: E.C. PACE

10/31/22

CARILION ROANOKE MEMORIAL HOSPITAL

CRYSTAL SPRING TOWER ADDITIONS & RENOVATIONS

COVER SHEET

CITY OF ROANOKE, VIRGINIA

DRAWN BY SMD
DESIGNED BY CPB
CHECKED BY CPB
DATE 8/24/2020
SCALE N/A
REVISIONS

10/9/2020

10/28/2020

FIELD REVISION 2 - REVISED GAS AND WATER, ADD TEES AND VALVES PER WWA

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN

APPROVED

by Ken Richardson
03/30/2021
(INCLUDES FR #1)

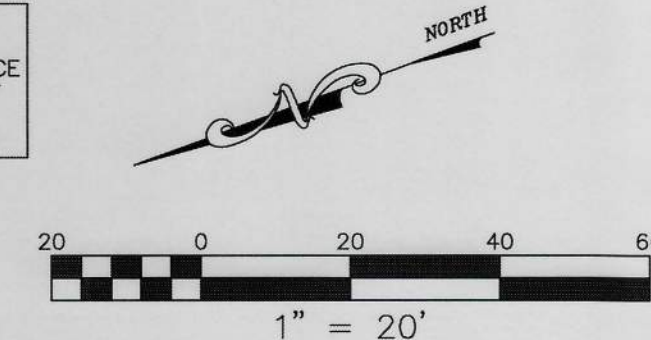
C1-CST

PROJECT NO. 04190036.00

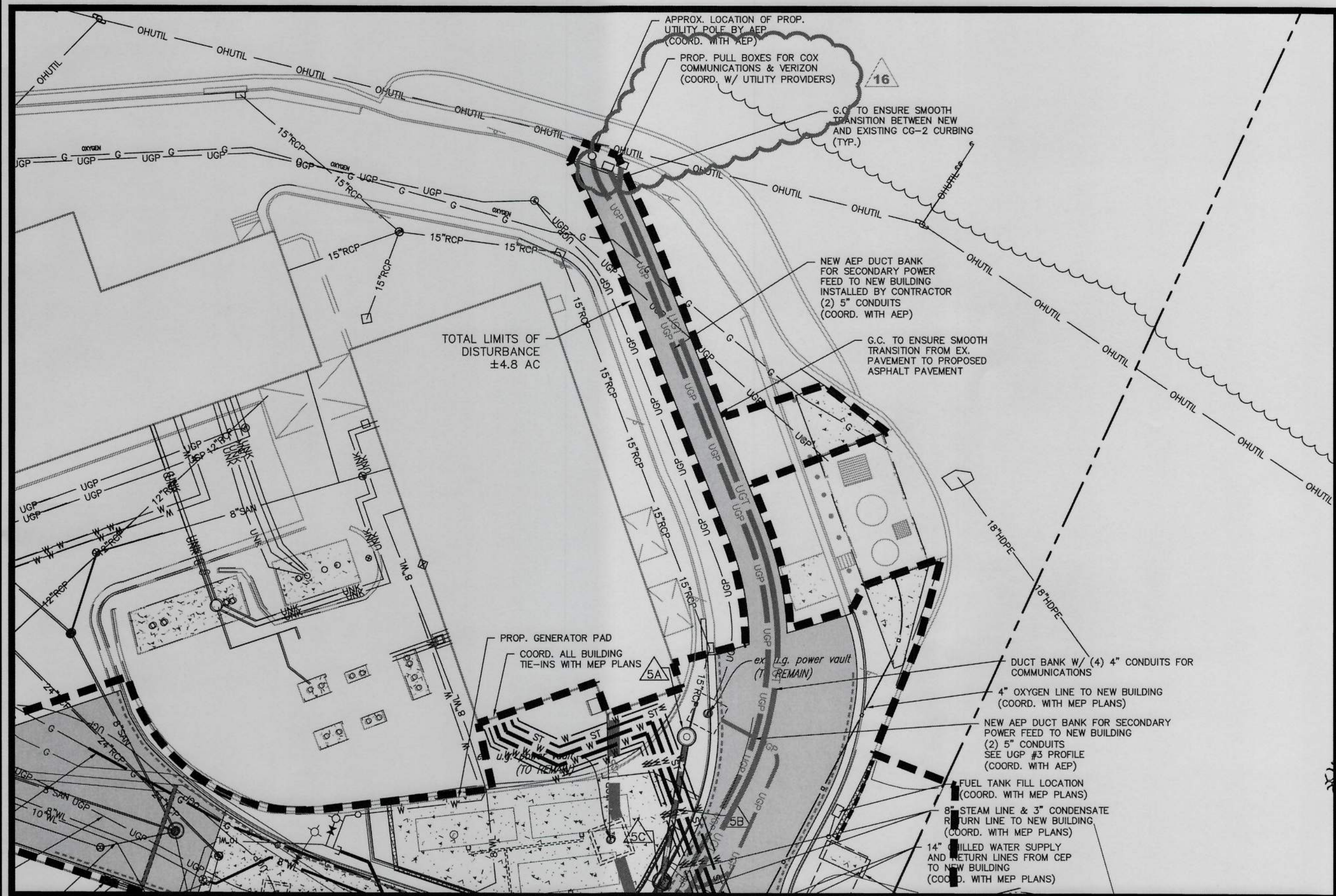
* WORK IN THE PUBLIC RIGHT OF WAY AREA SHALL BE PERFORMED PER THE CITY OF ROANOKE RIGHT OF WAY EXCAVATION & RESTORATION STANDARDS. G.C. SHALL OBTAIN A R.O.W. EXCAVATION PERMIT PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.

*NOTE: ALL EXISTING ROOF LEADER LINES FROM THE EXISTING HOSPITAL TO THE EXISTING STORM SEWER SYSTEM THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RE-ROUTED AND RE-CONNECTED TO THE STORM SEWER SYSTEM.

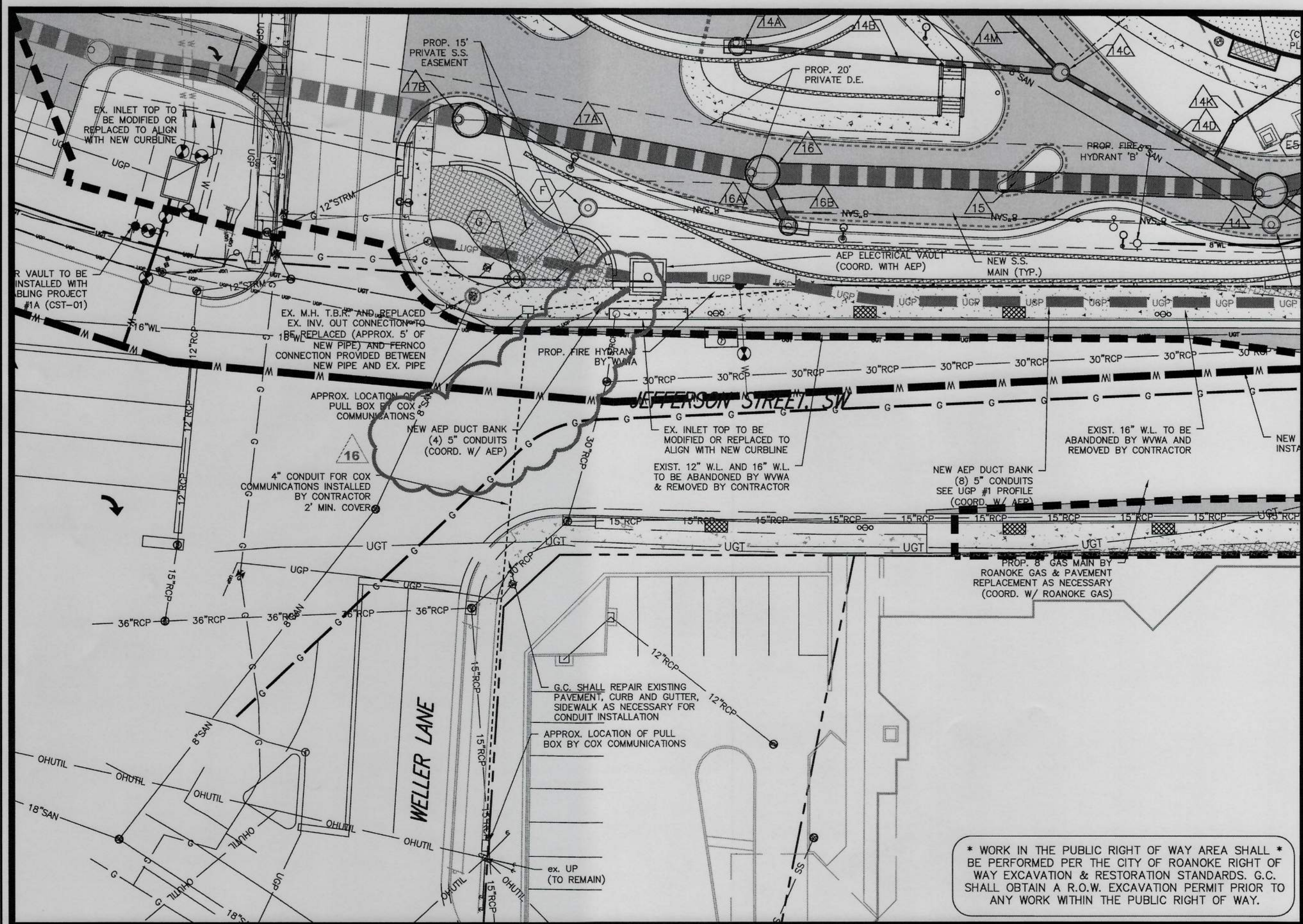
*NOTE: ALL PRIVATE UTILITY LINES SERVING THE EXISTING HOSPITAL SHALL BE RE-ROUTED AND SERVICE RE-ESTABLISHED PRIOR TO ANY DISTURBANCE TO THE EXISTING UTILITY. G.C. SHALL ENSURE THAT ALL SERVICES ARE MAINTAINED TO THE EXISTING HOSPITAL AT ALL TIMES DURING CONSTRUCTION.



OFF-SITE AREA #1
(ADJACENT TO CENTRAL ENERGY PLANT)
SCALE: 1"=20'

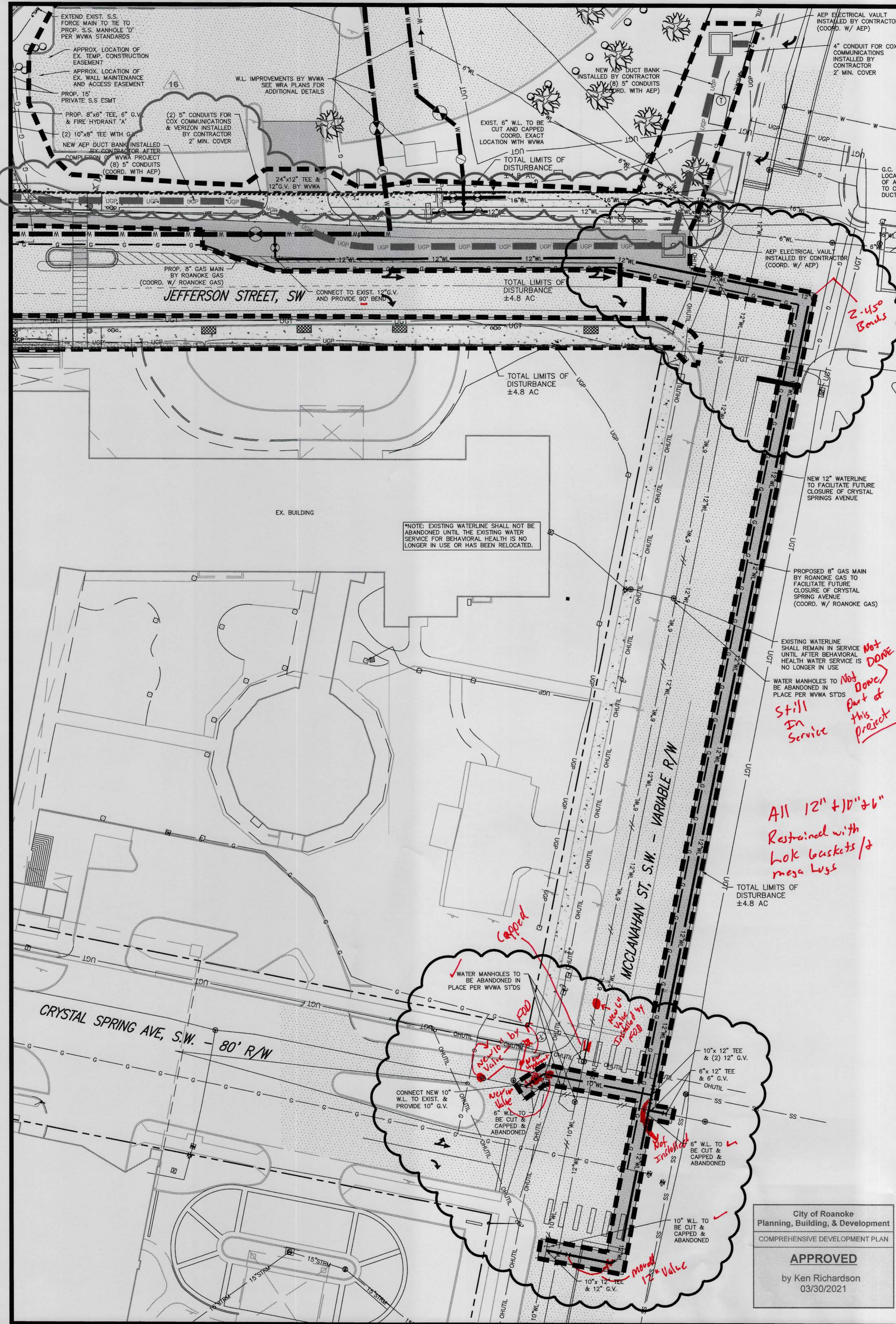


OFF-SITE AREA #2
(INTERSECTION OF JEFFERSON ST./WELLER AVE.)
SCALE: 1"=20'



* WORK IN THE PUBLIC RIGHT OF WAY AREA SHALL BE PERFORMED PER THE CITY OF ROANOKE RIGHT OF WAY EXCAVATION & RESTORATION STANDARDS. G.C. SHALL OBTAIN A R.O.W. EXCAVATION PERMIT PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.

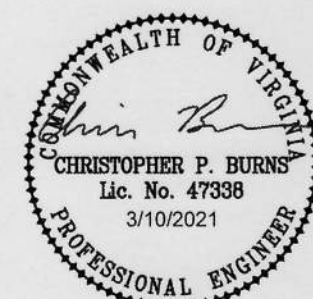
OFF-SITE AREA #3
(INTERSECTION OF JEFFERSON ST./YELLOW MTN. RD.)
SCALE: 1"=20'



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
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1208 Corporate Circle
Roanoke, VA 24018
(540) 772-9590



CARILION ROANOKE MEMORIAL HOSPITAL
CRYSTAL SPRING TOWER ADDITIONS & RENOVATIONS
OFF-SITE UTILITY IMPROVEMENTS

DRAWN BY SMD
DESIGNED BY CPB
CHECKED BY CPB
DATE 8/24/2020
SCALE 1"=20'
REVISIONS
10/9/2020
10/29/2020 10
1/30/2021 16
3/10/2021 F.R. #2

C6.2-CST
PROJECT NO. 04190036.00

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
by Ken Richardson
03/30/2021