#### **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 2014.

# LEGEND

	CONCRET	E		PAVEMENT	REPLACEMENT		PVMT.	(T.B.R.)			CG-6	(WET)
	ASPHALT	PAVING	E-808-80	GRAVEL /	RIPRAP	$\bowtie$	PVMT	TO BE N	ILLED		CG-6	(DRY)
		ADJOINER	PROPERTY L	INE		——т—		PROP.	TELEP	HONE LINE		
		SITE PRO	PERTY LINE			G		PROP.	GAS L	INE		
		CENTERLIN	NE OF ROADS	S		P		PROP.	UNDER	RGROUND PO	WER	
ОНС	/	EXIST. OV	ERHEAD CABI	ES		8"W		PROP.	WATER	LINE		
= =8"w	==	EXIST. W	VATER LINE	. '		8"SS-		PROP.	SANITA	RY SEWER L	INE	
==8"ss	==	EXIST. S	SANITARY SEW	ER				PROP.	STORM	SEWER LIN	Ε	
====18"rc	:p===	EXIST. S	STORM SEWER			$\sim$	$\sim$	PROP.	TREELI	NE		
~~~	$\sim$	EXIST. TR	EELINE			$\stackrel{\wedge}{\sim}$		BENCH	MARK		M.	
		EXIST. ED	GE OF PAVEN	MENT		351.	95					
<u></u>		WETLAND	BOUNDARY			351.4		PROP.	TOP &	BOTTOM OF	CURB	
348.5	5 ×	EXIST. SP	OT ELEVATION	١		348		PROP.	CONTO	URS		
——— <i>348</i>		EXIST. IN	TERMEDIATE C	ONTOURS		0		TYPICAL	_ YARD	HYDRANT		
—— <i>345</i>		EXIST. IN	DEX CONTOL	JRS		<b>—</b>		PROP.	FIRE H	HYDRANT		
·O:	•	EXIST. PO	WER POLE			<b>&gt;</b>		PROP.	SIAMES	SE CONNECTI	ON	
t		EXIST. TE	LEPHONE			×		PROP.	YARD	LIGHT		
g		EXIST. LIC	GHT POLE			0		PROP.	GATE Y	VALVE		
	#	EXIST. FE	ATURES TO E	BE REMOVED	)	x -		PROP.	FENCE			
— x		EXIST. FE	INCE			-	-	FLOW A	ARROW			

#### **ABBREVIATIONS**

AHFH	ARROW HEAD TOP OF	EW	ENDWALL	SAN	SANITARY
	FIRE HYDRANT	EXIST	EXISTING	SBL	SOUTH BOUND LANE
APPROX	APPROXIMATE	FDN	FOUNDATION	SD	STORM DRAIN
ASPH	ASPHALT	FF	FINISHED FLOOR	SECT	SECTION
BC	BOTTOM OF CURB	FG	FINISH GRADE	SE	SLOPE EASEMENT
BIT	BITUMINOUS	HOA	HOMEOWNERS ASSOCIATION	SS	SANITARY SEWER
BLDG	BUILDING	HPT	HIGH POINT	SSE	SANITARY SEWER EASEMEN
BLK	BLOCK	INTX	INTERSECTION	STA	STATION
ВМ	BENCHMARK	INV	INVERT	STD	STANDARD
BW	BOTTOM OF WALL	IP	IRON PIN	ST0	STORAGE
СВ	CINDER BLOCK	LT	LEFT	SYS	SIDE YARD SETBACK
C&G	CURB & GUTTER	МН	MANHOLE	TBM	TEMPORARY BENCHMARK
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	TBR	TO BE REMOVED
CONC	CONCRETE	MBL	MINIMUM BUILDING LINE	TC	TOP OF CURB
COR	CORNER	MON	MONUMENT	TEL	TELEPHONE
DBL	DOUBLE	NBL	NORTH BOUND LANE	TRANS	TRANSFORMER
DEFL	DEFLECTION	PROP	PROPOSED	TW	TOP OF WALL
DI	DROP INLET	PUE	PUBLIC UTILITY EASEMENT	TYP	TYPICAL
DIA	DIAMETER	PVMT	PAVEMENT	VDOT	VIRGINIA DEPARTMENT OF
DE	DRAINAGE EASEMENT	R	RADIUS		TRANSPORTATION
ELEC	ELECTRIC	RT	RIGHT	VERT	VERTICAL
ELEV	ELEVATION	R.O.W.	RIGHT OF WAY	WBL	WEST BOUND LANE
ENTR	ENTRANCE	REQD	REQUIRED	WVWA	WESTERN VIRGINIA
	EDGE OF PAVEMENT	RR	RAILROAD		WATER AUTHORITY
	EXISTING	RYS	REAR YARD SETBACK	YD	YARD
		PROP.	PROPOSED		
EP	EDGE OF PAVEMENT	RR RYS	RAILROAD REAR YARD SETBACK		WATER AUTHORITY

# PARKSIDE COMMONS

(CP140066)

PARCEL ID: 4311206 & 4311204 PROPERTY ADDRESS: 2137 & 0 DALE AVENUE **ROANOKE, VIRGINIA 24012** 

## SHEET INDEX

C1 C2	CIVIL COVER SHEET EXISTING CONDITIONS & DEMOLITION PLAN
C3	MASTERPLAN
C4	LAYOUT & UTILITY PLAN
C4A	OFF-SITE WATERLINE EXTENSION
C5	GRADING PLAN
C6	E.S.C. PLAN - PHASE 1
C7	E.S.C. PLAN - PHASE 2
C8	E.S.C. NOTES
C9	LANDSCAPE PLAN
C10	STORM DRAIN PROFILES
C11	UTILITY PROFILES
C12	DETAILS I
C13	DETAILS II
C14	NOTES
C15	WESTERN VIRGINIA REGIONAL DETAILS
C16	EXTERIOR LIGHTING PLAN
C17	LIGHTING SPECIFICATIONS

### MXPUD DEVELOPMENT REGULATIONS

80% (BASED ON ENTIRE DEVELOPMENT PARCEL) MAXIMUM IMPERVIOUS SURFACE RATIO: 45 FEET MAXIMUM BUILDING HEIGHT: 15%

MINIMUM TREE CANOPY: MINIMUM FRONT SETBACKS:

MAXIMUM FRONT SETBACKS: FOR BUILDINGS FRONTING ON DALE - 60' FOR BUILDING FRONTING SHARED ACCESS DRIVE-NONE'

SIDE YARD SETBACKS:

**REAR YARD SETBACKS:** 

SIDEWALKS:

LANDSCAPING:

VEHICULAR ACCESS:

PARKING REQUIREMENTS:

ARCHITECTURAL REQUIREMENTS:

DIRECT ACCESS ONTO DALE FOR INDIVIDUAL PARCELS SHALL NOT BE ALLOWED. ACCESS SHALL BE SHARED AND SHALL BE LIMITED TO THE GENERAL LOCATION INDICATED ON THIS PLAN. CROSS

ACCESS SHALL BE PROVIDED BETWEEN ALL PROPOSED PARCELS AND ACROSS THE REMAINDER OF TAX PARCEL 4311201 FOR ACCESS TO VERNON STREET THE BUILDING SHOWN ON TRACT "B" SHALL BE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE

ADJACENT TO COMMERCIAL: O'

ADJACENT TO COMMERCIAL: O'

WITH EXHIBIT "C" TITLE "TRACT B BUILDING ELEVATION - PARKSIDE COMMONS" DATED

ADJACENT TO RESIDENTIAL: 1' FOR EACH FOOT OF BUILDING HEIGHT

ADJACENT TO RESIDENTIAL: 1' FOR EACH FOOT OF BUILDING HEIGHT

PER ROANOKE CITY ZONING ORDINANCE. PARKING MAY BE SHARED.

ALL OTHER BUILDING SHALL BE SUBJECT TO THE FOLLOWING ARCHITECTURAL REQUIREMENTS:

1) BUILDINGS LOCATED ON TRACTS A AND D SHALL HAVE A MINIMUM OF 40% OF THE GROUND FLOOR FACADE FACING THE SHARED ACCESS DRIVE BE TRANSPARENT THROUGH THE USE OF GLASS.

NO PARKING IS PERMITTED BETWEEN THE BUILDINGS ON TRACTS "C" AND "E" AND DALE AVE.

2) BUILDINGS LOCATED ON TRACTS C AND E SHALL HAVE A MINIMUM OF 40% OF THE GROUND FLOOR FACADE FACING DALE AVENUE BE TRANSPARENT THROUGH THE USE OF GLASS. IN ADDITION A MINIMUM OF 40% OF THE GROUND FLOOR FACADE FACING THE SHARED ACCESS DRIVE SHALL BE TRANSPARENT THROUGH THE USE OF GLASS WHEN PUBLIC BUILDING ACCESS IS ESTABLISHED FACING THE SHARED ACCESS DRIVE.

3)ALLOWABLE SIDING MATERIALS ARE BRICK, EXTERIOR INSULATION FINISHING SYSTEM(EIFS), STONE, SPLIT FACE BLOCK, GROUND FACE CMU, WOOD AND SIMULATED WOOD PRODUCT. OTHER MATERIALS ARE ALLOWED AS ACCENT AND TRIM. CMU AND/OR METAL PAINTED TO MATCH THE BUILDING IS PERMISSIBLE ON SIDES OF THE BUILDINGS FACING THE SERVICE DRVIES AND FACING THE EXISTING CUT SLOPE.

3)THE PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED TO APPEAR ARCHITECTURALLY INTEGRATED THROUGH THE USE OF COMMON MATERIALS AND STYLE.

A FOUR FOOT SIDEWALK WILL BE PROVIDED ON ONE SIDE OF THE SHARED ACCESS DRIVE AND THROUGHOUT THE DEVELOPMENT TO PROVIDE PEDESTRIAN ACCESS TO EACH OF THE BUILDINGS.

STREET TREES WILL BE PROVIDED ON EACH SIDE OF THE SHARED ACCESS DRIVE AT A RATE OF 1 PER 50 LINEAR FEET. OTHER LANDSCAPING IS SHOWN FOR ILLUSTRATION ONLY AND ALL LANDSCAPING REQUIREMENTS WILL BE AS REQUIRED BY CITY OF ROANOKE ORDINANCE.

#### SITE INFORMATION

CONTRACT PURCHASER/DEVELOPER: JETR, LLC
133 KIRK AVENUE S.W.

ROANOKE, VA 24011 Phone: (540) 354-8653 Contact: JOE THOMPSON

PROPERTY OWNER: DALE AVENUE INVESTMENTS, LLC 1509 YORK STREET DENVER, CO 80206

PROPOSED USE: WAREHOUSE (PARCEL B) & RETAIL (PARCELS A & D)

> PARCEL B: I-1(C) ORDINANCE # - 40032-081814

> > CONDITIONS: Warehouse, limited to multiple individual rental storage units which are accessed from only within the warehouse; business service establishment, not otherwise listed; financial institution; laboratory, dental, medical, or optical; office, general or professional; office, general or professional, large scale; studio/multimedia production facility; bakery, confectionary, or similar food production, retail; building supplies and materials, retail; contractor or tradesman's shop, general or special trade; motor vehicle rental establishment with or without inventory onsite, only as an accessory use to the warehouse use; dry cleaning and laundry pick-up station; general service establishment, not otherwise listed; retail sales establishment, not otherwise listed; eating establishment; eating and drinking establishment, not abutting a residential district; health and fitness center; artist studio; community garden; educational facilities, business school or nonindustrial trade school: post office; parking, off-site; utility distribution or collection, basic; wireless telecommunications facility, stealth; agricultural operations; accessory uses, not otherwise listed in the table.

PARCELS A AND D: MXPUD (SEE MXPUD REGULATIONS BELOW FOR ADITIONAL INFORMATION)

SITE AREA: 5.86 ACRES+/-

DISTURBED AREA: 5.04 ACRES WATER/SEWER: PUBLIC BY WESTERN VIRGINIA WATER AUTHORITY

BUILDING AREA/NO. OF STORIES: PARCEL A: 11,625 S.F. (1-STORY)

> PARCEL B: 45,000 S.F. TOTAL/15,000 S.F. PER FLOOR (3-STORY) PARCEL D: 6,000 S.F. (1-STORY)

MINIMUM PARKING REQUIRED: PARCEL A - RETAIL - 1 SPACE PER 250 S.F. OF RETAIL AREA (MAX. APPLIES)

PARCEL B - MINI-WAREHOUSE - NO REQUIRED PARKING (NO MAX.)

PARCEL D - RETAIL - 1 SPACE PER 250 S.F. OF RETAIL AREA (MAX. APPLIES)

PARCEL A - 45 REQUIRED (11,175 S.F.)/50 PROVIDED

PARCEL B - 0 REQUIRED/12 PROVIDED

PARCEL D - 24 REQUIRED (6,000 S.F.)/31 PROVIDED

FOR BUILDING FRONTING SHARED ACCESS DRIVE-NONE'

ADJACENT TO RESIDENTIAL: 1' FOR EACH FOOT OF BUILDING HEIGHT

ADJACENT TO RESIDENTIAL: 1' FOR EACH FOOT OF BUILDING HEIGHT

PARCEL A - 2 H.C. REQUIRED/3 PROVIDED PARCEL B - 1 H.C. REQUIRED/1 PROVIDED

FOR BUILDINGS FRONTING ON DALE - 60'

ADJACENT TO COMMERCIAL: O'

ADJACENT TO COMMERCIAL: 0'

PARCELS A AND D: NOT APPLICABLE

PARCEL D - 2 H.C. REQUIRED/2 PROVIDED LOADING SPACES REQUIRED/PROVIDED: 1 REQUIRED/1+PROVIDED FOR PARCEL'S A, B, & D

MINIMUM FRONT SETBACKS:

MAXIMUM FRONT SETBACKS:

PARKING REQUIRED/PROVIDED:

H.C. PARKING REQUIRED/PROVIDED:

SIDE YARD SETBACKS: **REAR YARD SETBACKS:** 

ZONING:

MAX. FLOOR AREA RATIO ALLOWED/PROVIDED:

IMPERVIOUS SURFACE RATIO ALLOWED/PROVIDED:

PARCEL B: 90%/45.7%

PARCEL D: 80%/62.3% PARCEL A: 45'/26'

MAXIMUM BUILDING HEIGHT ALLOWED/PROPOSED:

PARCEL B: 55' (BASED ON SETBACK FROM RESIDENTIAL) /36'

PARCEL D: 45'26'

PARCEL B: 2.0/1.56

PARCEL A: 80%/71.9%

Contractor As-Builts 12/03/2015 (aaron f. Conner)

## CITY OF ROANOKE & 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



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

www.balzer.cc

Roanoke **New River Valley** 

RESIDENTIAL LAND DEVELOPMENT ENGINEERIN SITE DEVELOPMENT ENGINEERING LAND USE PLANNING & ZONING LANDSCAPE ARCHITECTURE LAND SURVEYING STRUCTURAL ENGINEERING TRANSPORTATION ENGINEERING

## Balzer and Associates, Inc.

**ENVIRONMENTAL & SOIL SCIENCE** 

WETLAND DELINEATIONS & STREAM EVALUATIONS

1208 Corporate Circle Roanoke, VA 24018 540-772-9580 FAX 540-772-8050

RECEIVED

MAY 06 2015



S 

X

DESIGNED

CHECKED BY CPB 12/8/2014 DATE N/A SCALE

**REVISIONS:** 2/18/2015 3/30/2015 4/24/2015

SHEET NO.