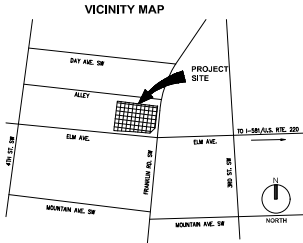


COMPREHENSIVE DEVELOPMENT PLAN FOR
NEW ANGELS OF ASSISI CLINIC

725 FRANKLIN ROAD, SW
ROANOKE, VA 24016
TAX PARCEL NO. 1020227



SHEET LIST

- C0.1 TITLE SHEET
- C1.1 EXISTING CONDITIONS / SITE SURVEY
- C2.1 SITE DEMOLITION AND REMOVAL PLAN
- C3.1 SITE PLAN
- C3.2 DETAILS AND SECTIONS
- C4.1 UTILITY PLAN
- C4.2 UTILITY DETAILS
- C5.1 GRADING AND STORM DRAINAGE PLAN
- C5.2 STORM DRAIN AND WALL DETAILS
- C5.3 STORM DRAINAGE - SWM PLAN AND PROFILES
- C6.1 EROSION AND SEDIMENT CONTROL PLAN
- C6.2 EROSION AND SEDIMENT CONTROL - NARRATIVE
- C6.3 EROSION AND SEDIMENT CONTROL - STATEMENT OF COMPLIANCE (MS-19)
- C6.4 EROSION AND SEDIMENT CONTROL - DETAILS
- C7.1 LANDSCAPE PLAN
- D1 PRE-DEVELOPMENT DRAINAGE DIVIDES
- D2 POST-DEVELOPMENT DRAINAGE DIVIDES

DRAWINGS LISTED BELOW ARE INCLUDED IN THE COMPREHENSIVE DEVELOPMENT PLAN FOR REVIEW/REFERENCE ONLY.
A2.1 BUILDING ELEVATIONS
E1.6 SITE LIGHTING PLAN AND FUTURE CUT-SHEETS

WVWA Inspector As-built: Quentin Ails
8.30.24
Contractor: PipeCon

OWNER:
ASSISI ANIMAL CLINICS OF VIRGINIA, INC.
859 BALHALLA CT
ROANOKE, VA 24019
ATTN: MR. NORM MASON
PHONE: (540) 444-2111

ENGINEER:
MATTER AND CRAIG, INC.
701 FIRST ST., S.W.
ROANOKE, VA 24016
ATTN: MR. TOM AUSTIN
PHONE: (540) 345-9342

City of Roanoke Construction Requirements

- 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 (signed by the proper City official) and all permits issued by the City shall be 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 access from the site. Size and composition of construction entrance shall be as shown on the plans.
- Streets to Remains Clean - It shall be the responsibility of the contractor to ensure that the public street adjacent to the construction entrance remains free of mud, dirt, dust, and/or any type of construction materials or fill at all times.
- Barriercas/Ditches - The contractor shall maintain the integrity of all excavated ditches and shall furnish and ensure that all barriercas proper and necessary for the safety of the public are in place.
- Sewer and Powerline Replacement - Construction of sanitary sewers and the replacement of powerline 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 change or variation in construction being made.
- Final Acceptance/City - The owner or developer shall furnish the City of Roanoke Planning Building and Development Department with a field surveyor field correct set of as-built plans of the newly constructed storm rain and/or stormwater management facilities prior to final acceptance and issuance of a certificate of occupancy by a City. As-built plans shall be provided in the State Plane Virginia South Coordinate System, NAD 1983, (EPS 4502 Feet, US Survey Feet, Datum NAD 83, in the form of 1 paper copy and 1 digital AUTOCAD file.
- Any work occurring in the right-of-way that affects the presence of pedestrians or vehicles must comply with traffic control standards outlined in the "Virginia Road Area Protection Manual." Traffic control plans are to be submitted to transport@roanoke.gov at least 14 days in advance of planned work. Contact Number: 540-853-2202.

WVWA WATER AND SEWER

- ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AND SEWER AUTHORITY (WVWA) AND SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AND SEWER AUTHORITY (WVWA) AND SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AND SEWER AUTHORITY (WVWA).
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APPROVAL BLOCK:

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: AC Cypher
Development Engineer: Peter Howard
Issuing Authority: [Signature]

CITY PLAN NO.: CP20-0016

NEW ANGELS OF ASSISI CLINIC
725 FRANKLIN ROAD, SW
ROANOKE, VIRGINIA

TITLE SHEET

Horizontal Scale: N/A
Vertical Scale: N/A
Commission Number: 4009
Sheet No.: C0.1