

Asbuilts - 6/20/23
Contractor-Site Pro
Inspector: Brian Whitenack

materials: 2" Endot PE pipe
2" setter w/extra valve(special setter)

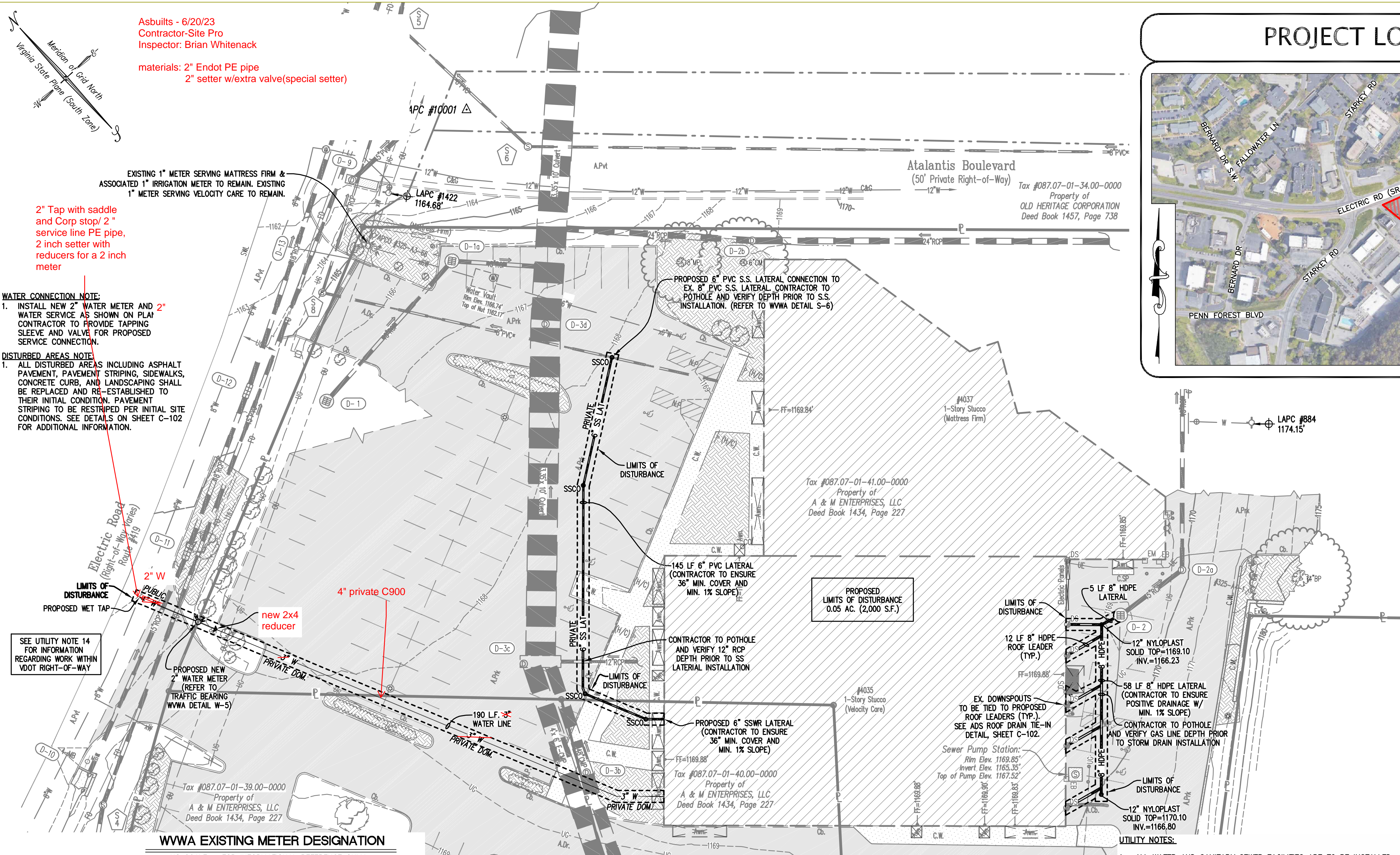
2" Tap with saddle
and Corp stop/ 2"
service line PE pipe,
2 inch setter with
reducers for a 2 inch
meter

WATER CONNECTION NOTE:

1. INSTALL NEW 2" WATER METER AND 2" WATER SERVICE AS SHOWN ON PLAN. CONTRACTOR TO PROVIDE TAPPING SLEEVE AND VALVE FOR PROPOSED SERVICE CONNECTION.

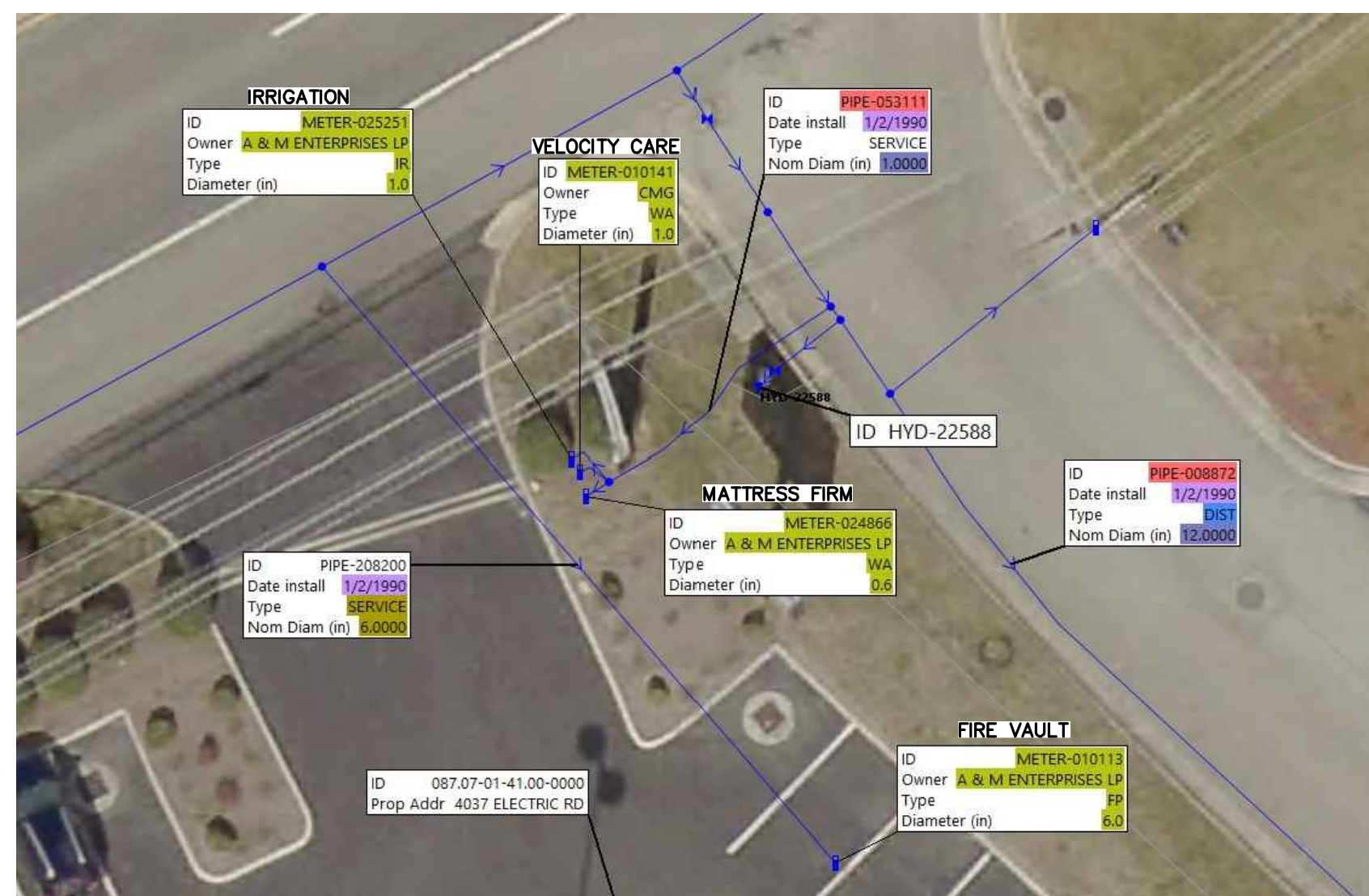
DISTURBED AREAS NOTE:

1. ALL DISTURBED AREAS INCLUDING ASPHALT PAVEMENT, PAVEMENT STRIPING, SIDEWALKS, CONCRETE CURB, AND LANDSCAPING SHALL BE REPLACED AND RE-ESTABLISHED TO THEIR INITIAL CONDITION. PAVEMENT STRIPING TO BE RESTRIPE PER INITIAL SITE CONDITIONS. SEE DETAILS ON SHEET C-102 FOR ADDITIONAL INFORMATION.



WWA EXISTING METER DESIGNATION

NO SCALE - FOR INFORMATIONAL REFERENCE ONLY



Dig With CARE
Keep Virginia Safe!

- Call Miss Utility at 811 before you dig.
- Allow the required time for marking.
- Respect the marks.
- Excavate carefully.

APPROVED

By Aaron Shearer at 2:44 pm, Apr 07, 2023

PROJECT LOCATION MAP



SITE AND ZONING TABULATIONS

TAX PARCEL ID: 087.07-01-41.00-0000 & 087.07-01-40.00-0000
087.07-01-39.00-0000
CURRENT ZONING: C2CS - GENERAL COMMERCIAL
PROPOSED USE: HEALTH CARE FACILITY
*USE IS UNCHANGED BY PROPOSED BUILDING IMPROVEMENTS.
SITE PLAN IS FOR NEW UPGRADED WATER AND SEWER SERVICE CONNECTION ONLY.
SITE ACREAGE: 2.52 ACRES

GENERAL NOTES

1. OWNER/DEVELOPER: VELOCITY CARE, 4035 ELECTRIC ROAD, ROANOKE, VA 24018
2. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
3. TOPOGRAPHY DATA BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
4. NO CURRENT TITLE REPORT HAS BEEN FURNISHED FOR THE SUBJECT PROPERTIES.
5. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE LIMITS OF FLOOD HAZARD AREA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #51161C0251G, DATED SEPTEMBER 28, 2007.
6. NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, WESTERN VIRGINIA WATER AUTHORITY, AND/OR ROANOKE COUNTY.
7. ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATE PIPE SIZES, MANHOLES, OR ESC MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. PLAN SHEETS CAN BE 8.5 x 11 IF THE INFORMATION IS LEGIBLE AND WITHIN THE LIMITS OF THE APPROVED PLANS.

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
2. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
4. THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.
5. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK BY CONTACTING MISS UTILITY. CONTACT SITE ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS. IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL "MISS UTILITY" OF CENTRAL VIRGINIA AT 1-800-552-7001. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CLEAN OUT ANY EXISTING STORM SEWER SYSTEM IN THE EVENT THEY BECOME SILTED OR BLOCKED IN ANY WAY DUE TO THE PROPOSED DEVELOPMENT.
6. SAFE ACCESS TO ALL EXISTING ENTRANCES SHALL BE MAINTAINED AT ALL TIMES. WHEN WORK IS NOT BEING PERFORMED, THE CLEAR ZONE OF THE ROADWAY SHALL BE FREE OF STORED MATERIALS AND PARKED EQUIPMENT.
7. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
8. ALL WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 3.0 FEET OF COVER.
9. MAINTAIN A MINIMUM OF 18" CLEARANCE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER, SANITARY SEWER, AND STORM DRAIN CROSSINGS. WHERE THIS CLEARANCE CAN NOT BE ACHIEVED, CONCRETE PIERS SHALL BE UTILIZED IN ACCORDANCE WITH THE WESTERN VIRGINIA WATER AUTHORITY'S WATER AND SANITARY SEWER STANDARDS.
10. ALL SANITARY SEWER LATERAL PIPE MATERIAL SHALL BE PVC SDR-26.
11. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH VDOT STANDARDS AND ROANOKE COUNTY STANDARDS.
12. ALL HDPE PIPE SHALL BE ADS WT N-12, OR APPROVED EQUAL.
13. ALL WATER LINE SERVICE PIPE SHALL BE P.E. 4710 CTS O.D. SEE WWA DETAIL W-5 FOR ADDITIONAL INFORMATION.
14. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION. PLEASE CONTACT NICK ROBERTSON AT (540) 283-2932.
15. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND POTHOLED TO VERIFY LOCATIONS. THIS PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.
17. ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
18. COORDINATE WITH PLUMBING PLANS FOR UTILITY CONNECTIONS AT THE BUILDING.
19. CONTRACTOR TO COORDINATE AND GIVE THE OWNER A MINIMUM OF 72 HOURS NOTICE OF ALL UTILITY SERVICE DISRUPTIONS.
20. THE NEW WATER AND SANITARY SEWER SERVICE LINES ARE TO BE FULLY OPERATIONAL PRIOR TO CONNECTING TO EXISTING AND NEW LINES IN THE BUILDING.
21. CONTRACTOR SHALL FOLLOW VDOT OPEN CUT DETAIL (LUP-0C) ON SHEET C-102 FOR ALL UTILITY WORK WITHIN THE RIGHT-OF-WAY.
22. THE CONTRACTOR SHALL COMPLY WITH ALL WWA AS-BUILT REQUIREMENTS.

FIELD REVISION 1:
1. UPDATED LOCATION OF WATERLINE AND WATERLINE TIE-IN LOCATION TO BUILDING AND ELECTRIC RD.
2. UPDATED SEWER TIE-IN LOCATION TO BUILDING.
3. EXISTING WATER SERVICE METER PREVIOUSLY TO BE ABANDONED IS TO REMAIN.

20' 0 20'
SCALE: 1" = 20'

CARILION CLINIC
DESIGN AND CONSTRUCTION
MANAGEMENT

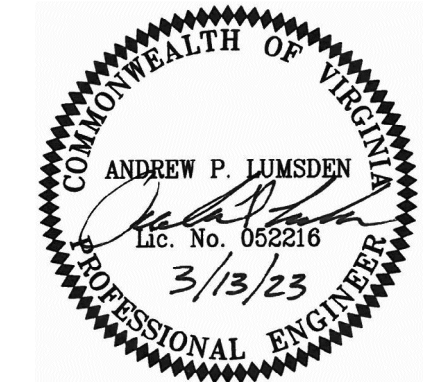
213 MCCLANAHAN ST. S.W. THIRD FLOOR
ROANOKE, VA 24014 PHONE: 540-981-7024

Consultant
Lumsden Associates, P.C.
ENGINEERS | SURVEYORS | PLANNERS

1684 BRATTLETON AVENUE
P.O. BOX 20668
ROANOKE, VIRGINIA 24018

PHONE: (540) 774-4411
FAX: (540) 774-8414
WWW.LUMSDENPC.COM

Seal



Project Name

4035 ELECTRIC RD

CARILION CLINIC
FAMILY MEDICINE
ALTERATIONS -
2022-8579

Project Floors

FIRST FLOOR

Project Address

4035 ELECTRIC RD, ROANOKE VA

A3	Addendum #3
A2	Addendum #2
A1	Addendum #1
R3	Revision #3
R2	Revision #2
R1	Revision #1
CD	Construction Documents
PP	Pricing Package (Design Dev)
SD	Schematic Design
Mark Date Released	Description

PRQ #: 8579

Designed By: RLM

Drawn By: RLM

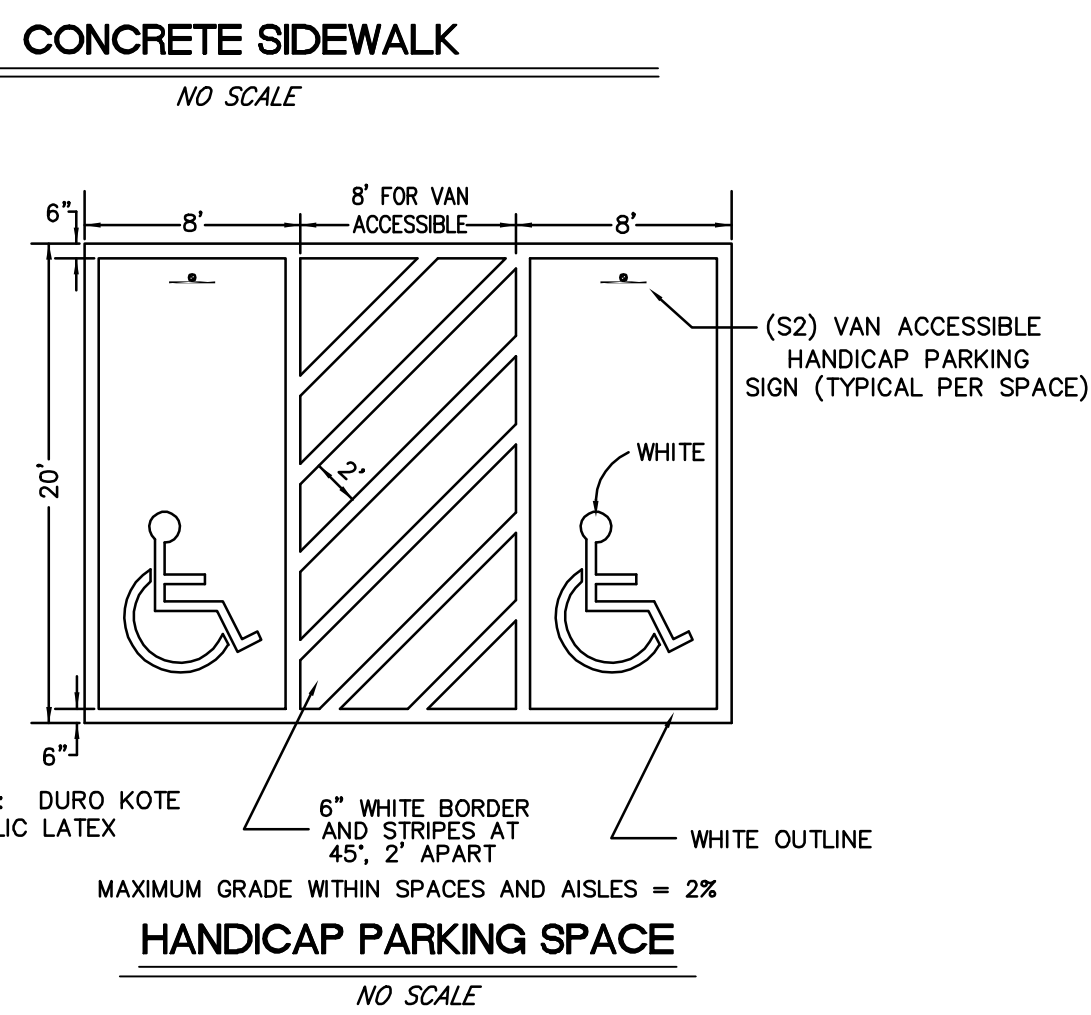
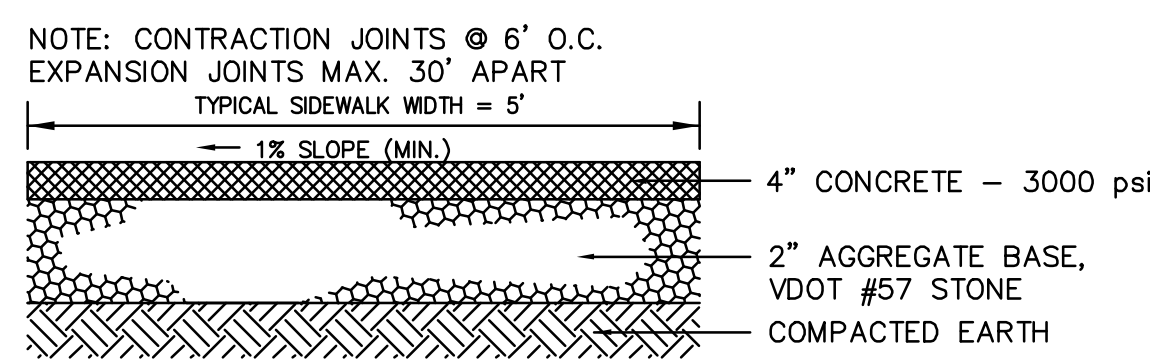
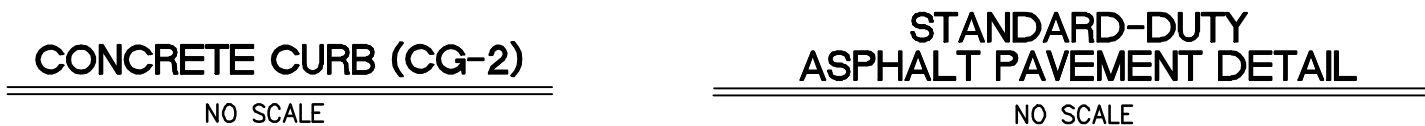
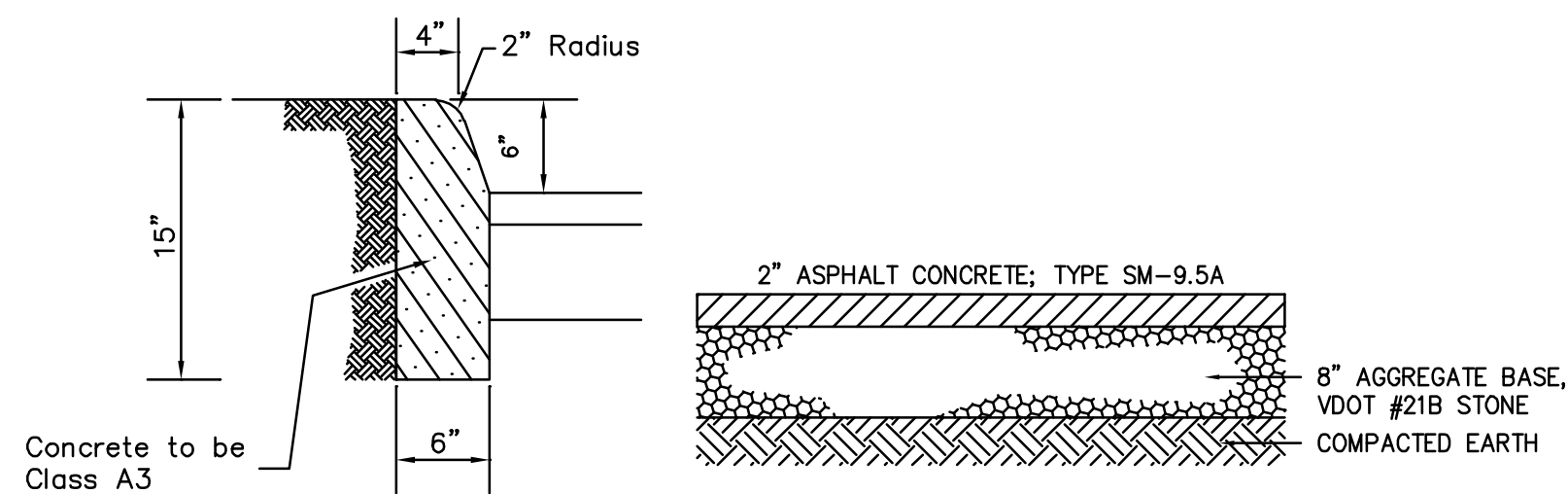
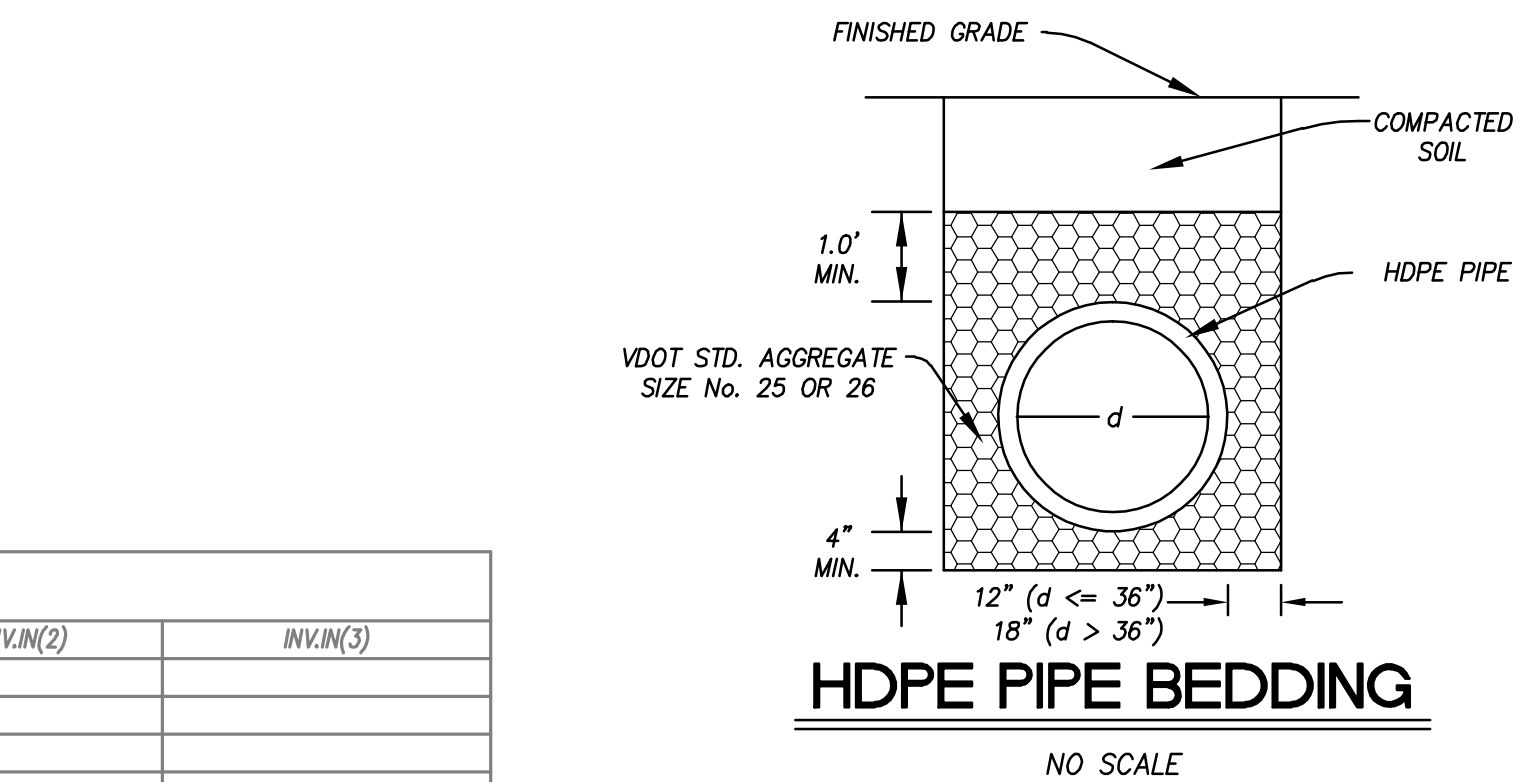
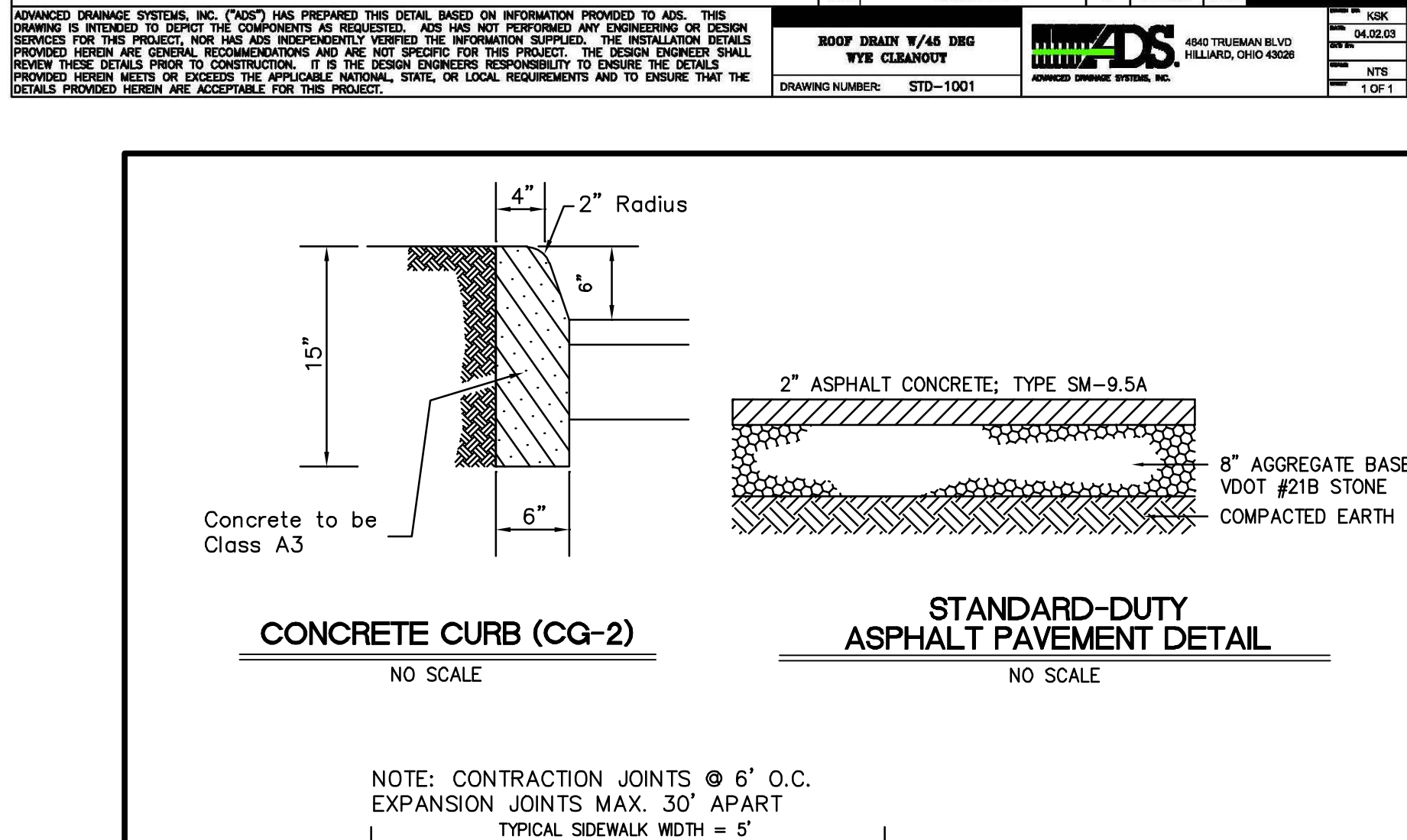
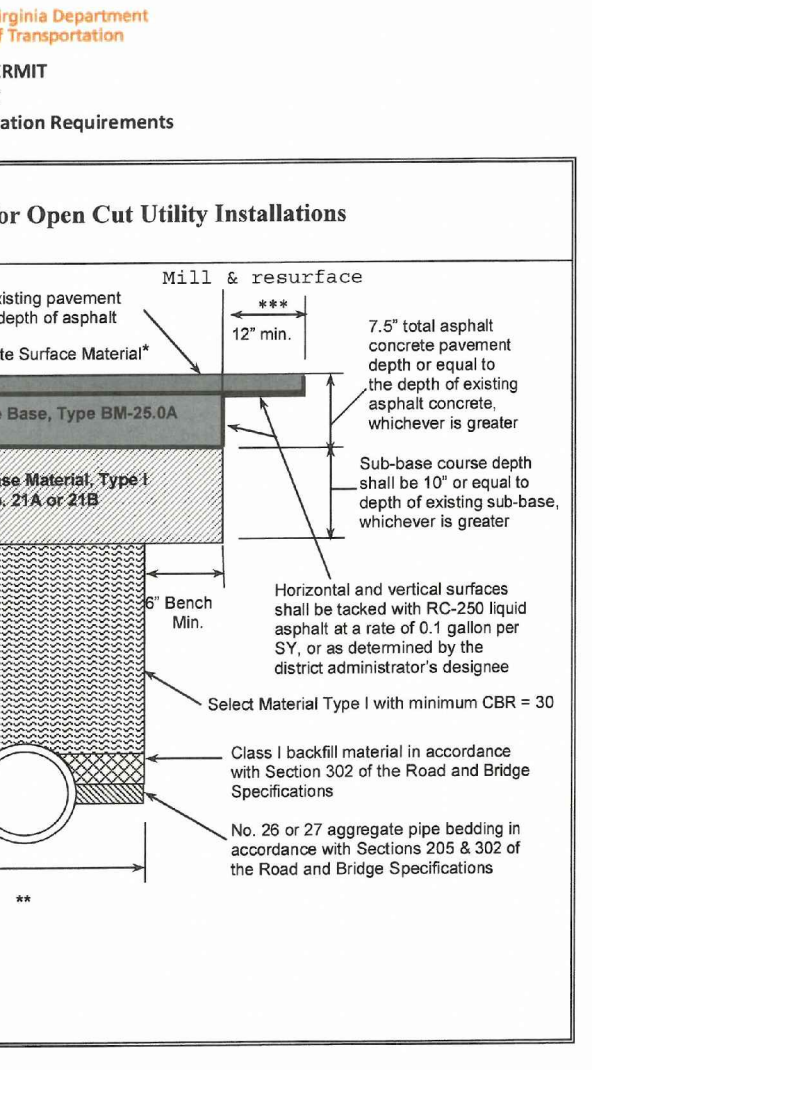
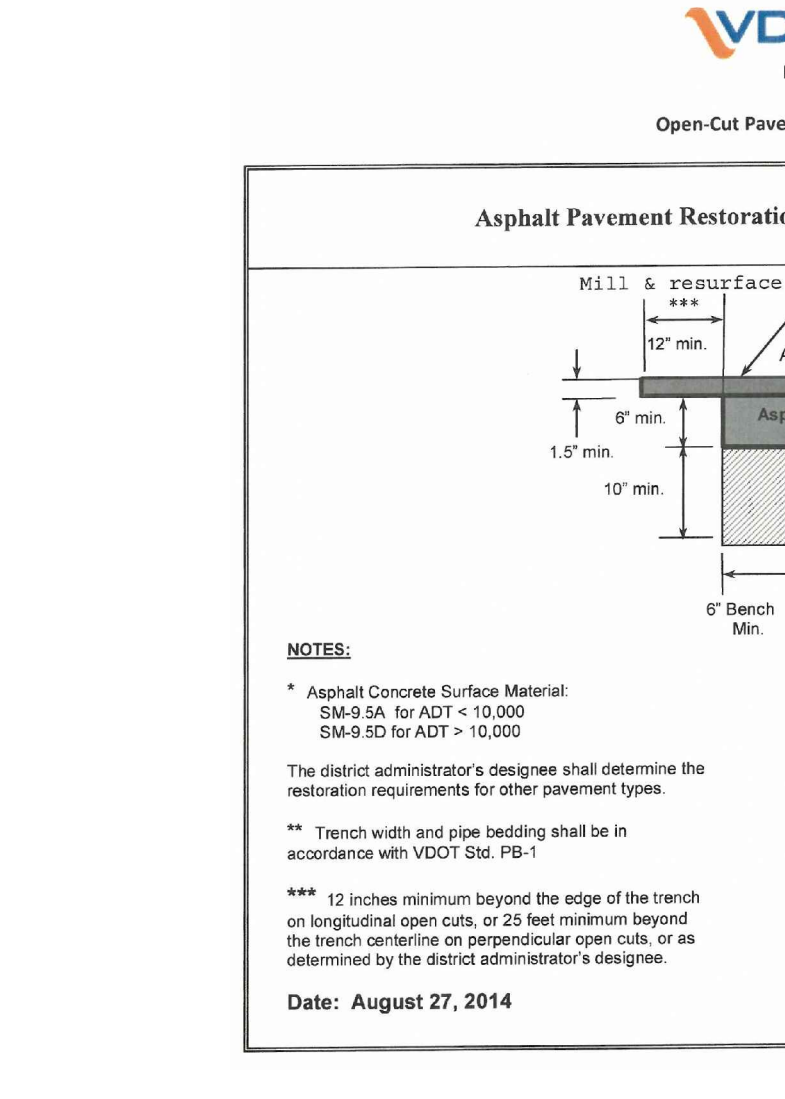
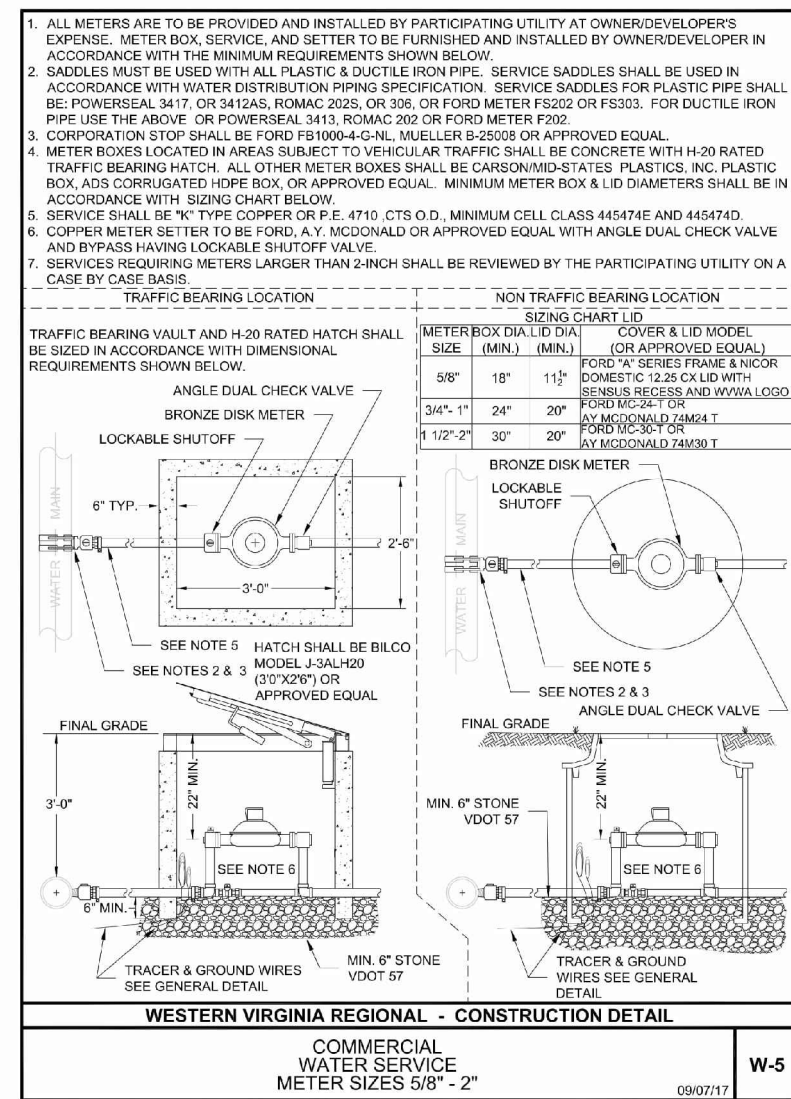
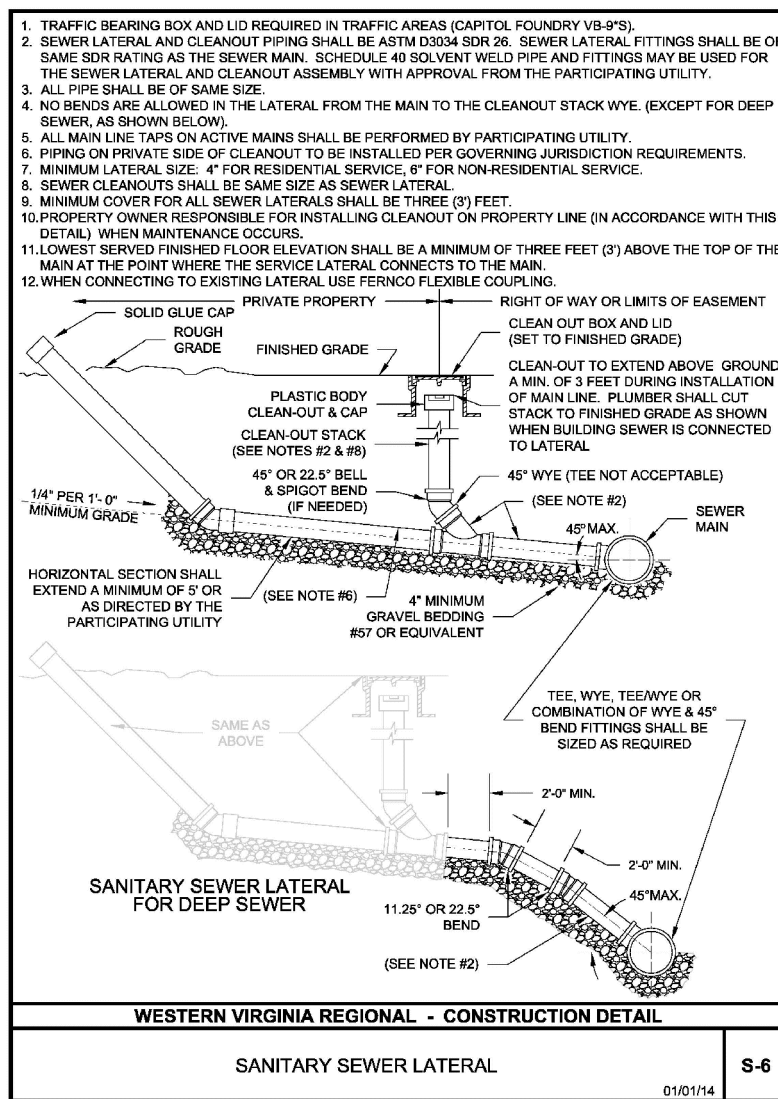
Checked By: APL

Sheet Title

SITE PLAN

Sheet #

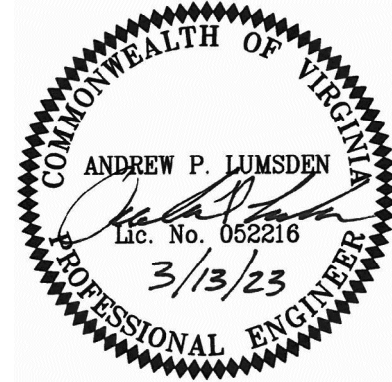
C-101



DISTURBED AREAS NOTE:
1. ALL DISTURBED AREAS INCLUDING ASPHALT PAVEMENT, PAVEMENT STRIPING, SIDEWALKS, CONCRETE CURB, AND LANDSCAPING SHALL BE REPLACED IN KIND AND RE-ESTABLISHED TO THEIR INITIAL CONDITION. PAVEMENT STRIPING TO BE RESTRIPED PER INITIAL SITE CONDITIONS DETAILS PROVIDED FOR REFERENCE ONLY AS SITE CONDITIONS MAY VARY.

#	STRUCTURE	WVWA#	RIM	INV.OUT	INV.IN(T)
S-1	Sanitary Sewer Manhole	08A-2035.0	1171.31'	1162.93' (15" PVC)	1163.00' (15" PVC)
S-2	Sanitary Sewer Manhole	08A-2034.0	1169.98'	1158.97' (15" PVC)	1160.03' (15" PVC)
S-3	Sanitary Sewer Manhole	08A-2033.0	1169.74'	1158.49' (15" PVC)	1158.54' (15" PVC)
S-4	Sanitary Sewer Manhole	08A-2032.0	1168.44'	1157.87' (15" PVC)	1158.02' (15" PVC)
S-5	Sanitary Sewer Manhole	08A-2031.0	*1,159.86'	*1,153.66' (15" PVC)	
S-6	Sanitary Sewer Manhole	08A-3110.0	1164.16'	1158.62' (8" PVC)	1158.73' (8" PVC)
S-7	Sanitary Sewer Manhole	08A-3111.0	1186.05'	1179.81' (8" PVC)	1179.97' (8" PVC)
S-8	Sanitary Sewer Manhole	08A-3109.0	1164.90'	1156.12' (8" PVC)	1156.22' (8" PVC)

*S- - Denotes Data Taken from Western Virginia Water Authority's GIS









Project Name
4035 ELECTRIC RD

CARILION CLINIC
FAMILY MEDICINE
ALTERATIONS -
2022-8579

Project Floors

FIRST FLOOR

Project Address
4035 ELECTRIC RD, ROANOKE VA

	Addendum #3
	Addendum #2
	Addendum #1
	Revision #3
	Revision #2
	Revision #1
CD	Construction Documents
PP	Pricing Package (Design Development)
SD	Schematic Design
Mark Date Released	Description

PRQ #:	8579
--------	------

Designed By:	RLM
Drawn By:	RLM
Checked By:	APL

Sheet Title

DETAILS

C-102

