

NEW HORIZONS HEALTHCARE MEDICAL OFFICE BUILDING

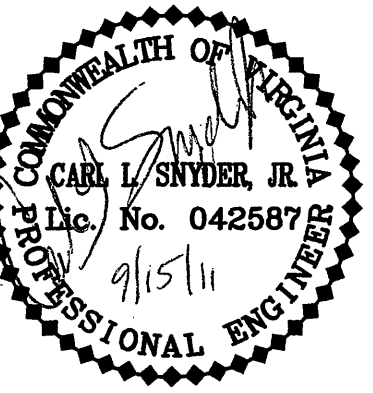
3716 MELROSE AVENUE,
ROANOKE, VIRGINIA
TAX MAP NUMBER: 2762101

AS BUILT FOR
NEW HORIZONS
HEALTH CENTER
David W. Jean

OWNER
NEW HORIZONS
HEALTHCARE

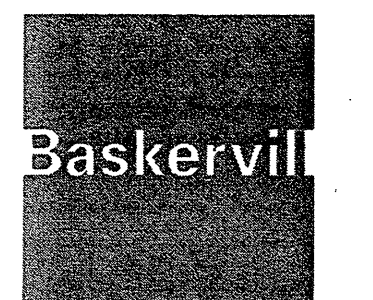
COMMISSION
MEDICAL OFFICE
BUILDING - CORE
AND SHELL

3716 MELROSE AVE
ROANOKE, VA 24012



VALLEY ENGINEERING
IDEAS MADE REAL

3231 PEOPLES DRIVE
HARRISONBURG, VIRGINIA 22801
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ask + listen + create

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DATE
09/15/2011
APPROVED CD

WORK BY:

PROJ. MGR. C. SNYDER

PROJ. TEAM T. HARTMAN

DRAWING TITLE

TITLE SHEET

DRAWING NUMBER
2110197

C001

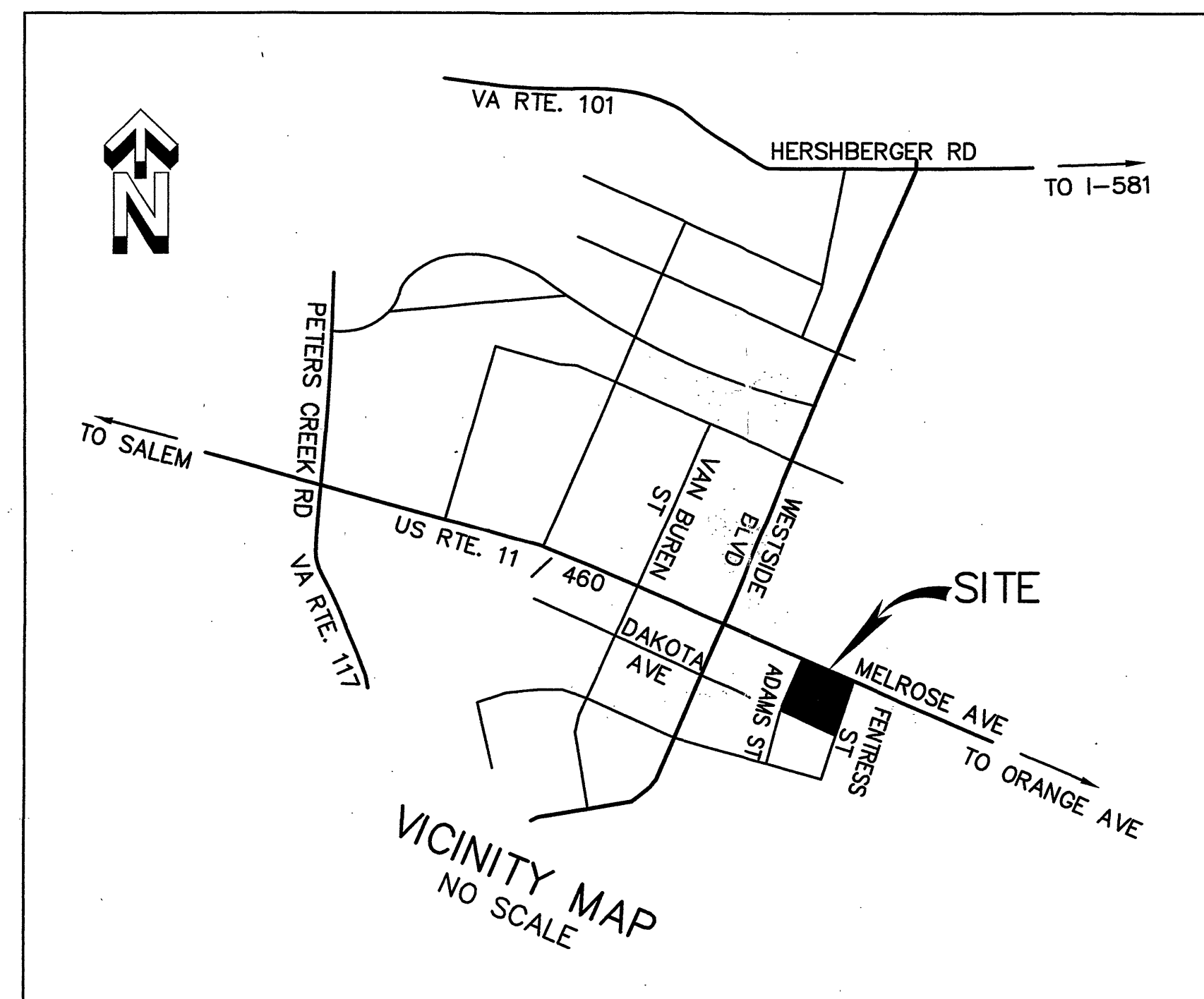
STANDARD PROJECT LEGEND:

W	PROPOSED WATER LINE
SAN	PROPOSED SEWER LINE
FM	PROPOSED FORCE MAIN
TELE	PROPOSED TELEPHONE
ELEC	PROPOSED OVERHEAD POWER
UP	PROPOSED UNDERGROUND POWER
GAS	PROPOSED GAS LINE
GEOTHERMAL	PROPOSED GEOTHERMAL LINE
STEAM	PROPOSED STEAM LINE
COMM	PROPOSED COMMUNICATIONS LINE
SS	EXISTING STORM SEWER
SS	PROPOSED STORM SEWER
WGV	EXISTING WATER GATE VALVE
WGV	PROPOSED WATER GATE VALVE
ARV	AIR RELEASE VALVE
FH	EXISTING FIRE HYDRANT
FH	PROPOSED FIRE HYDRANT
WM	WATER METER
TEE	TEE
WMC	WATER MAIN CROSS
WR	WATER MAIN REDUCER
WMP	WATER MAIN PLUG
SMH	EXISTING SANITARY MANHOLE
SMH	PROPOSED SANITARY MANHOLE
SSC	SANITARY SEWER CLEANOUT
SSC	EXISTING DRAINAGE STRUCTURE
SSC	PROPOSED DRAINAGE STRUCTURE
COMM	COMMUNICATION PULLBOX
COMM	COMMUNICATIONS MANHOLE/HANDHOLE
ELEC	ELECTRICAL POWER MANHOLE/HANDHOLE
SL	SITE LIGHTING
UP	UTILITY POLE
100	EXISTING CONTOURS
100	PROPOSED CONTOURS
100	EXISTING CURB & GUTTER
100	PROPOSED CURB & GUTTER
100	REVERSE CURB & GUTTER
FG	FENCE/GUARDRAIL
S	SIGN
SLG	STEAM LINE GRATE
BM	BENCHMARK

NOTE:
1. ANY SYMBOL NOT CALLED OUT IN
LEGEND WILL BE LABELED ON PLAN.
2. NOT ALL SYMBOLS IN LEGEND APPLY
TO THIS PLAN.
3. AN 'X' IN FRONT OF ANY UTILITY LINE
TYPE INDICATES EXISTING.

ABBREVIATIONS:

BM	BENCHMARK
CC	CENTER TO CENTER
CG	CURB & GUTTER
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
DI	DUCTILE IRON PIPE
A	DELTA
ESMT	EASEMENT
EP	EDGE OF PAVEMENT
ELEV	ELEVATION
EW	ENDWALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FM	FORCE MAIN
INV	INVERT
LEN	LENGTH
LF	LINEAR FEET
MH	MANHOLE
NTS	NOT TO SCALE
NF	NOW OR FORMERLY
OC	ON CENTER
PL	PROPERTY LINE
PROP	PROPOSED
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCTC	POINT OF CURVATURE TOP OF CURB
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PVC	POINT OF VERTICLE CURVATURE
PVI	POINT OF VERTICLE INTERSECTION
PVT	POINT OF VERTICLE TANGENT
PVMT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
ROW	RIGHT-OF-WAY
RW	RIGHT-OF-WAY
SCH	SCHEDULE
SEW	SANITARY SEWER
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
STR	STRUCTURE
SWM	STORMWATER MANAGEMENT
WM	WATER MAIN
TBM	TEMPORARY BENCH MARK
TYP	TYPICAL
F/C	FACE OF CURB
S/S	SPOT SHOT
T/C	TOP OF CURB
T/G	TOP OF GRADE
T/P	TOP OF PAVEMENT
T/S	TOP OF SIDEWALK
T/W	TOP OF WALL
B/W	BOTTOM OF WALL
FOR	FOOT CANDLE RADIUS
WV	WITH
CO	CLEAN OUT



VICINITY MAP
NTS

PLANS PREPARED BY:

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OWNER/DEVELOPER:

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CONTACT: ROBERT CARPENTER (OWNERS REPRESENTATIVE)
4910 VALLEY VIEW BLVD
SUITE 310
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CITY CONSTRUCTION NOTES TO BE INCLUDED ON PLANS

- NOTICE: 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.
- CONSTRUCTION PROCEDURE REQUIREMENTS
1. 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 SITE 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 OFFICIALS) 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 EGRESS FROM THE SITE. SIZE
AND COMPOSITION OF 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 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 RAIN 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, FPS
4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

PROJECT DIRECTORY

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PAGE	DESCRIPTION
C001	TITLE SHEET
C101	GENERAL NOTES
C201	EXISTING CONDITIONS
C202	DEMOLITION PLAN
C301	EROSION & SEDIMENT CONTROL PLAN PHASE I
C302	EROSION & SEDIMENT CONTROL PLAN PHASE II
C303	EROSION & SEDIMENT CONTROL DETAILS
C304	STORMWATER MANAGEMENT PLAN
C401	SITE UTILITY & DIMENSION PLAN
C402	LANDSCAPE PLAN
C501	STORM SEWER PROFILES
C502	UTILITY PLAN AND PROFILE
C601	GRADING PLAN
C701	DETAILS
C702	DETAILS
C703	DETAILS
C704	DETAILS
C705	DETAILS
C801	RETAINING WALL PLAN AND ELEVATION

City of Roanoke
Planning Building and Development

DEVELOPMENT PLAN APPROVED

Agent, Planning Commission *[Signature]* Date *10/1/11*
Development Engineer *George R. Wergelt* *10/1/11*
Zoning Administrator *[Signature]* *10/1/11*

Any changes to this approved plan must be coordinated with the
Agent to the Planning Commission and revisions approved prior
to construction.