

SITE SUMMARY

IT IS NOTED THAT CONCURRENT WITH THE PREPARATION OF THESE PLANS, CWA HAS PREPARED A BOUNDARY SURVEY AND RESUBDIVISION MAP TO CONSOLIDATE CERTAIN TAX PARCELS WITHIN THE RICHFIELD CAMPUS. THIS MAP HAS BEEN REVIEWED AND APPROVED BY ROANOKE COUNTY, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY AS INSTRUMENT NUMBER 201900487. THE PLANS HEREIN REFLECT THE RESULTING PROPERTY BOUNDARY LINES FROM THE REFERENCED MAP.

IN ADDITION, A NEW REPLACEMENT COTTAGE IS TO BE CONSTRUCTED IN THE VICINITY OF THE NORTHERN INTERSECTION OF ALLEGHANY DRIVE AND BOWLING DRIVE. THIS COTTAGE CONSTRUCTION IS SEPARATE FROM THE WORK PROPOSED HEREIN, AND IS MENTIONED SOLELY TO CLARIFY THAT THE PROPOSED LOT COVERAGE AND BUILDING COVERAGE RATIOS SHOWN BELOW INCLUDE THE NEW COTTAGE BUILDING AND ASSOCIATED HARD SURFACES.

CURRENT SITE ZONING: C2S

PROPOSED USE: ADULT CARE / NURSING HOME

TAX PARCELS (CAMPUS): 055.09-01-15.00-00000 (Currently Proposed Consolidation Parcel) 055.09-01-16.00-0000 (Ridgecrest) 055.09-01-19.00-0000 (The Oaks) 055.09-01-20.02-0000 (JC Thomas Ctr.)

TAX PARCEL (WORK AREA): 055.09-01-15.00-0000

LOT SIZE (CAMPUS): 53.4 AC = 2,325,336 SF

AREA OF PROPOSED WORK: 11.14 AC = 485,240 SFF

SETBACK REQUIREMENTS: MIN. FRONT YARD: 30', OR 20' IF ALL PARKING IS BEHIND FRONT BLDG. LINE 0' MIN. SIDE YARD: 15' MIN. REAR YARD: 15'

LOT COVERAGE: MAXIMUM ALLOWED: 90 % EXISTING (CAMPUS): 829,609 SF / 2,325,336 SF = 35.6% PROPOSED (CAMPUS): 835,738 SF / 2,325,336 SF = 35.9%

BUILDING COVERAGE: MAXIMUM ALLOWED: 50% EXISTING (CAMPUS): 280,882 SF / 2,325,336 SF = 12.1% PROPOSED (CAMPUS): 332,198 SF / 2,325,336 SF =14.3%

BUILDING HEIGHT: MAXIMUM ALLOWED: UNLIMITED, (NOT ADJACENT TO R-1 OR R-2 ZONING) MAXIMUM PROPOSED: ± 63' FROM LOWEST GRADE TO AVG. OF EAVE AND RIDGE

PARKING REQUIREMENTS - SEE ANALYSES, THIS SHEET: TOTAL SPACES REQUIRED (CAMPUS): 395

TOTAL SPACES PROPOSED (CAMPUS): 715

ADA SPACES REQUIRED (CAMPUS): 8

ADA SPACES PROVIDED (CAMPUS): 51

PARKING COUNTS REVISED DUE TO INTERIOR PARKING REDUCTIONS, OPEN-AIR PARKING UNCHANGED.

PARKING ANALYSES

PARKING DATA

Includes only marked stalls, and does not account for cottage garage spaces.

EXISTING FACILITIES TO REMAIN	EXIST. STD. STALLS	EXIST. ADA STALLS	PROPOSED STD. STALLS	PROPOSED ADA STALLS
J.C. Thomas	91	5	91	5
The Oaks	52	2	52	2
Ridgecrest	63	10	63	10
Knollwood	71	4	71	4
Professional Center	70	8	70	8

PROPOSED FACILITIES TO BE MODIFIED OR DELETED

Cottages	26	0	24	0
Chapel	1	0	0	0
RRCC (service lot-north)	5	0	0	0
RRCC (south lots)	226	8	0	0
TRC (main lot)	18	2	42	2
TRC (satellite lot)	28	0	28	0

PROPOSED FACILITIES

Interior - Phase One IL	0	0	34	2
Interior - Villas	0	0	41	2
Interior - Phase Two IL	0	0	52	2
Surface Lot - Ph. One / Two IL	0	0	59	10
Surface Lot - Ph. One Skilled Care	0	0	37	4
TOTALS	667	40	664	51

TOTAL PARKING - EXISTING CONDITIONS = 707 STALLS  
TOTAL PARKING - PROPOSED CONDITIONS = 726 STALLS

EMPLOYEE AND RESIDENT DATA (FOR PARKING ANALYSES)

Provides for maximum number of overlapping employees for major shift (7:00 AM - 3:00 PM), and provides maximum number of resident beds for each new 2 BR Independent Living unit. Assumes 2.5 beds per cottage (existing and proposed conditions). Under proposed conditions, TRC will have 36 beds, new Skilled Care will have 76 beds, new Independent Living will have 176 beds.

EXISTING FACILITIES TO REMAIN	EXIST. EMPLOYEES	EXIST. BEDS	PROPOSED EMPLOYEES	PROPOSED BEDS
J.C. Thomas	45	90	45	90
The Oaks	34	90	34	90
Ridgecrest	6	106	6	106
Knollwood	5	84	5	84
Professional Center	20	0	20	0

EXISTING FACILITIES TO BE MODIFIED OR DELETED

Cottages	0	35	0	33
Chapel	1	0	0	0
RRCC & TRC (existing)	166	269	(see below)	(see below)

PROPOSED FACILITIES

TRC, New Skilled Care & New IL Bldgs	N/A	N/A	112	288
TOTALS	277	674	222	691

PARKING REQUIRED 1 SPACE / EMPLOYEE AT PEAK OVERLAPPING SHIFT = 222 SPACES REQUIRED 1 SPACE PER 4 RESIDENTS (ASSUME ONE RESIDENT PER AVAILABLE BED) = 691 / 4 = 173 SPACES TOTAL PARKING REQUIRED = 395 SPACES < TOTAL PARKING PROPOSED = 726 SPACES --> CODE REQUIREMENTS ARE MET

LEGEND

SYMBOLS

EXISTING	NEW
100.5	100.5
100	100
8"SS	8"SS
4"W	4"W
8"SD	8"SD
2"G	2"G
E	E
T	T
CATV	CATV
UE	UE
UT	UT
F.H.	F.H.
C.O.	C.O.
MANHOLE	MANHOLE
CLEANOUT	CLEANOUT
DROP INLET (CURB OR GRATE)	DROP INLET (CURB OR GRATE)
UTILITY POLE, GUY & ANCHOR	UTILITY POLE, GUY & ANCHOR
DITCH OR SWALE	DITCH OR SWALE
CENTERLINE OR BASELINE	CENTERLINE OR BASELINE
PROPERTY LINE	PROPERTY LINE
BENCHMARK	BENCHMARK
FENCE	FENCE
HANDICAPPED SPACE	HANDICAPPED SPACE

SPOT ELEVATION

CONTOURS

SANITARY SEWER LINE

WATERLINE

STORM DRAIN

GAS LINE

OVERHEAD ELECTRIC LINE

OVERHEAD TELEPHONE LINE

OVERHEAD CABLE TELEVISION LINE

UNDERGROUND TEL OR ELEC LINE

WATER OR GAS METER

VALVE

FIRE HYDRANT

MANHOLE

CLEANOUT

DROP INLET (CURB OR GRATE)

UTILITY POLE, GUY & ANCHOR

DITCH OR SWALE

CENTERLINE OR BASELINE

PROPERTY LINE

BENCHMARK

FENCE

HANDICAPPED SPACE

ABBREVIATIONS

AHFH

APPROX

ASPH

BC

BIT

BLDG

BM

C&G

CMP

CONC

DI

DIA

ELEC

ELEV

EP

EXIST

FF

FG

HPT

INV

IP

MBL

MH

ARROW HEAD TOP OF

FIRE HYDRANT

APPROXIMATE

ASPHALT

BOTTOM OF CURB

BITUMINOUS

BUILDING

BENCHMARK

CURB & GUTTER

CORRUGATED METAL PIPE

CONCRETE

DROP INLET

DIAMETER

ELECTRIC

ELEVATION

EDGE OF PAVEMENT

EXISTING

FINISHED FLOOR

FINISH GRADE

HIGH POINT

INVERT

IRON PIN

MINIMUM BUILDING LINE

MANHOLE

MIN

MON

PWMT

R

R/W

REQD

SAN

SS

STA

STD

TEMPORARY BENCHMARK

TBM

TC

TEL

TYP

VDOT

VERT

MINIMUM

MONUMENT

PAVEMENT

RADIUS

RIGHT OF WAY

REQUIRED

SANITARY

SANITARY SEWER

STATION

STANDARD

TEMPORARY BENCHMARK

TOP OF CURB

TELEPHONE

TYPICAL

VIRGINIA DEPARTMENT OF

TRANSPORTATION

VERTICAL

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO REPLACE AN EXISTING SKILLED CARE FACILITY WITH A NEW SKILLED CARE WING THAT WILL REPLACE THE EXISTING EASTERN WING OF 'THE REHAB CENTER' (aka T. STUART PAYNE BUILDING). THIS PORTION OF THE DEVELOPMENT WILL HAVE ALL SURFACE PARKING.

ALSO PROPOSED IS A NEW TOWN CENTER TO SERVE AS THE CORE FACILITY FOR THE CAMPUS, AS WELL AS CONSTRUCTION OF THREE NEW BUILDINGS FOR INDEPENDENT LIVING. THE INDEPENDENT LIVING BUILDINGS WILL ALL HAVE INTERIOR, LOWER-LEVEL PARKING FOR ALL RESIDENTS. THERE WILL BE NEW SURFACE PARKING LOTS FOR VISITORS, AND FOR THE TOWN CENTER FACILITY.

ENGINEER'S NOTES

CALDWELL WHITE ASSOCIATES 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.

CALDWELL WHITE ASSOCIATES DOES NOT GUARANTEE THE COMPLETION OR QUALITY OF PERFORMANCE OF THE CONTRACTS BY CONTRACTORS OR OTHER THIRD PARTIES.

ALL TRENCHING AND EXCAVATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH OSHA RULES AND REGULATIONS PERTAINING THERETO.

GRADING, COMPACTION AND FINISH SURFACE NOTES

FINISH GRADE CONTOURS AND SPOT ELEVATIONS SHOWN HEREIN ARE TO THE TOP OF THE INDIVIDUAL ELEMENT. THE CONTRACTOR SHALL ACCOUNT FOR THICKNESSES OF TOPSOIL, MULCH, ETC. AND ADJUST SUBGRADE ELEVATIONS ACCORDINGLY.

TOP OF WALL ELEVATIONS (TW) ARE TO THE FINISH TOP OF UPPER-MOST PORTION OF WALL. BOTTOM OF WALL ELEVATIONS (BW) ARE TO FINISH GRADE AT THE BASE OF THE WALL. SEE WALL PLAN SHEETS FOR PORTIONS OF WALL BELOW GRADE.

ALL DENUDED AREAS SHALL BE PERMANENTLY SEEDED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE. TEMPORARY SEEDING SHALL BE APPLIED, WITHIN SEVEN (7) DAYS, TO DENUDED AREAS NOT AT FINAL GRADE BUT THAT WILL REMAIN UNDISTURBED FOR MORE THAN 14 DAYS.

PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.

A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED IN ALL AREAS TO RECEIVE PERMANENT SEEDING OR AREAS OF NEW LANDSCAPING.

ALL STRUCTURAL FILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR (ASTM D698). STRUCTURAL FILL IS DEFINED AS ANY AREA WITHIN 5' HORIZONTALLY OF ANY BUILDING, ROAD, WALK, OR OTHER HARD SURFACE, PROPOSED OR FUTURE.

AREAS OF CUT SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF THE GEOTECHNICAL PROJECT ENGINEER. AREAS THAT EXHIBIT RUTTING, PUMPING, OR OTHERWISE INDICATE SUB-STANDARD PERFORMANCE SHALL BE UNDERCUT, REMOVED AND REPLACED WITH SUITABLE MATERIAL AS DIRECTED BY THE GEOTECHNICAL PROJECT ENGINEER.

AREAS OF LANDSCAPING OR OTHER NON-STRUCTURAL USES SHALL BE COMPACTED TO MINIMUM 80% OF STANDARD PROCTOR.

THE SUBJECT DEVELOPMENT LIES WITHIN THE COUNTY'S DESIGNATED "AREAS OF POTENTIALLY EXPANSIVE SOILS", AS OUTLINED UNDER THE SUBSURFACE REPORT PREAPRED BY GEOTECHNICS, INC., THE PLASTICITY INDEX OF THE UNDERLYING SOILS IS WITHIN ACCEPTABLE RANGES, AND THEREFORE SPECIAL FOUNDATION DESIGNS WILL NOT BE REQUIRED DUE TO EXPANSIVE SOILS.

WESTERN VIRGINIA WATER AUTHORITY NOTES

GENERAL NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS, AND SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) AVAILABLE AT WWW.WESTERNVAVATER.ORG, OR BY CONTACTING THE AUTHORITY AT (540) 853-5700. THE PROJECT SHALL ALSO COMPLY WITH THE GOVERNING JURISDICTION'S STANDARDS AND OTHER AGENCY STANDARDS (e.g. VDOT, DEQ, DCR, VDH, ETC.), WHERE APPLICABLE.
- 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 MARK SINK AT 537-3460.
- ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.
- FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO SUCH CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND 2' MINIMUM HORIZONTALLY FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER, SANITARY SEWER CROSSINGS OF ANY OTHER UTILITIES. WHERE THIS CANNOT BE ACHIEVED ADDITIONAL MEASURES IN ACCORDANCE WITH WVWA STANDARDS SHALL BE ENFORCED. CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY UPON DISCOVERY OF SUCH CONDITIONS. ADDITIONAL DESIGN EFFORTS MAY BE REQUIRED.
- ANY EXISTING APPURTENANCES SHOULD BE ADJUSTED TO GRADE AND NEW FRAME AND COVERS INSTALLED WHERE REQUIRED.
- 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.

SANITARY SEWER NOTES:

- ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
- ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
- SEE SHEET C15.6 FOR REQUIREMENTS GOVERNING NEW GREASE INTERCEPTOR INSTALLATION AND INSPECTION.

WATER NOTES:

- ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY
- ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.

VIRGINIA DEPARTMENT OF TRANSPORTATION NOTES

- THE CONTRACTOR IS REQUIRED TO OBTAIN A LAND USE PERMIT AND POST APPLICABLE SURETY FROM VDOT PRIOR TO PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.

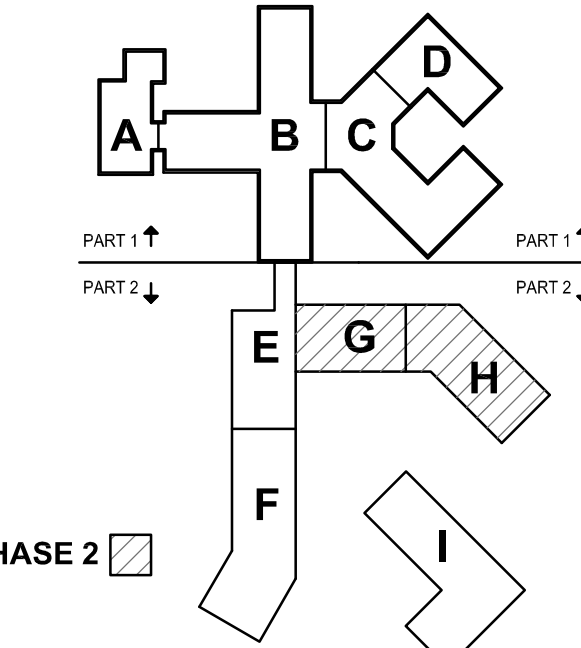
RICHFIELD LIVING CAMPUS REDEVELOPMENT PART 2 SALEM, VA



Scale: N/A W.O. 18-0045

Designed: C.L. White Drawn: C.L. White

Key Plan



NOTES AND LEGEND

Issues and Revisions:

10/15/2018	1ST SITE SUBMITTAL
11/09/2018	PERMIT SET
12/19/2018	PER 1ST SITE REVIEW
12/19/2018	CONSTRUCTION SET
01/24/2019	PER 2ND SITE REVIEW
04/02/2019	ADDENDUM 2



Commission No: 63132-17186

Drawn by:

Checked by:

SHEET

C0.2

30' 0' 30' 60' 1" = 30' GRAPHIC SCALE