PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A NEW SKILLED CARE FACILITY ON THE WESTERN PORTION OF THE SUBJECT SITE. THIS SKILLED CARE FACILITY IS THE FIRST PHASE OF A PLANNED TWO-PHASE DEVELOPMENT, WHICH WAS RECENTLY REZONED TO INPUD-INSTITUTIONAL PLANNED UNIT DEVELOPMENT. ALSO PROPOSED ARE RELATED PARKING AND SERVICE AREAS, AS WELL AS A NEW STORMWATER MANAGEMENT DETENTION POND FACILITY. THIS SWM FACILITY AND THE NEW STORM DRAIN SYSTEMS ARE SIZED FOR ULTIMATE DEVELOPMENT GROUND COVER CONDITIONS THAT WERE PROPOSED ON THE REZONING DEVELOPMENT PLANS.

THERE IS A CERTAIN AMOUNT OF WORK TO BE PERFORMED WITHIN THE RIGHT OF WAY OF MECCA STREET, N.E., INCLUDING A NEW STORM DRAIN SYSTEM TO TIE INTO THE EXISTING STORM DRAIN AT THE INTERSECTION OF MECCA STREET AND ORANGE AVENUE, A NEW SANITARY SEWER SYSTEM TO TIE INTO THE EXISTING SEWER LOCATED IN MECCA STREET IN FRONT OF THE ADJACENT ROANOKE CITY FIRE STATION, AND A NEW PUBLIC CONCRETE SIDEWALK TO BE CONSTRUCTED FROM THE SITE TO THE EXISTING VALLEY METRO BUS STOP LOCATED IMMEDIATELY WEST OF THE INTERSECTION OF MECCA STREET AND ORANGE AVENUE.

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.

SOURCE OF TOPOGRAPHIC MAPPING IS CITY OF ROANOKE AERIAL MAPPING, WITH FIELD SURVEY ANNOTATION OF THE MECCA STREET RIGHT OF WAY CORRIDOR BETWEEN THE SUBJECT SITE AND ORANGE AVENUE, N.E.

SOURCE OF BOUNDARY INFORMATION SHOWN HEREIN IS A FORMAL BOUNDARY SURVEY OF THE SUBJECT PARCELS PERFORMED BY CWA IN 2019.

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, PAVEMENT, MULCH, ETC. AND ADJUST SUBGRADE ELEVATIONS ACCORDINGLY.

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.

FILL SHALL BE COMPACTED IN ACCORDANCE WITH THE PROJECT MANUAL, GENERALLY BEING THE FOLLOWING PERCENTAGES OF STANDARD PROCTOR (ASTM D698):
- 98% BELOW FOOTINGS
- 95% BELOW PAVEMENT, FLOOR SLABS, ETC.
- 80% BELOW LANDSCAPE OR LAWN AREAS.

THE CONTRACTOR IS DIRECTED TO THE PROJECT MANUAL TO CONFIRM SPECIFIC REQUIREMENTS FOR FILL PLACEMENT.

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.

WESTERN VIRGINIA WATER AUTHORITY NOTES

GENERAL NOTES:

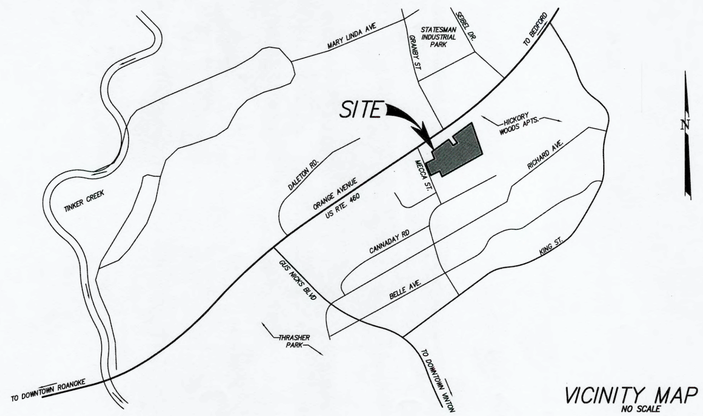
1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS, AND SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) AVAILABLE AT WWW.WESTERNVAWATER.ORG, OR BY CONTACTING THE AUTHORITY AT (540) 853-5700. THE PROJECT SHALL ALSO COMPLY WITH THE GOVERNING JURISDICTION'S STANDARDS AND OTHER AGENCY STANDARDS (e.g. VDOT, DEQ, DCR, VDH, ETC.), WHERE APPLICABLE.
2. 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.
3. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.
4. FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO SUCH CONSTRUCTION.
5. 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.
6. ANY EXISTING APPURTENANCES SHOULD BE ADJUSTED TO GRADE AND NEW FRAME AND COVERS INSTALLED WHERE REQUIRED.
7. 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:

1. ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
3. SEE PLANS FOR REQUIREMENTS GOVERNING NEW GREASE INTERCEPTOR INSTALLATION AND INSPECTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING ALL MANHOLES AFTER PAVING. MANHOLE TOPS SHALL BE ADJUSTED TO GRADE IF NECESSARY.
5. ALL EXISTING UTILITIES MAY NOT BE SHOWN, OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.
6. LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

WATER NOTES:

1. ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
3. ALL EXISTING UTILITIES MAY NOT BE SHOWN, OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.
4. WATER MAIN SHALL BE MINIMUM CLASS 52 DUCTILE IRON IN ACCORDANCE WITH AWWA C151 OR DR-14 PVC IN ACCORDANCE WITH C-900.
5. CLASS 350 DUCTILE IRON WATER PIPE IS ACCEPTABLE FOR PUBLIC AND PRIVATE LINES, ASSUMING MANUFACTURER'S PRESSURE RATING IS CONSISTENT WITH TEST AND SERVICE PRESSURES ANTICIPATED FOR THE APPLICABLE PIPE RUNS. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS PERTAINING THERETO.



VICINITY MAP
NO SCALE

GENERAL NOTES

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE, VDOT, AND/OR THE WESTERN VIRGINIA WATER AUTHORITY, AS APPLICABLE.

MEASURES TO CONTROL EROSION AND SILTATION MUST BE PROVIDED FOR PRIOR TO PLAN APPROVAL. PLAN APPROVAL IN NO WAY RELIEVES THE DEVELOPER OR CONTRACTOR OF THE RESPONSIBILITIES CONTAINED IN EROSION AND SILTATION CONTROL POLICIES.

AN APPROVED SET OF PLANS AND ALL PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE.

FIELD CORRECTIONS SHALL BE APPROVED BY THE CITY OF ROANOKE DEPARTMENT OF PLANNING BUILDING AND DEVELOPMENT PRIOR TO SUCH CONSTRUCTION.

FIELD CONSTRUCTION SHALL HONOR PROPOSED DRAINAGE DIVIDES AS SHOWN ON PLANS.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT THE JOB SITE.

CONSTRUCTION DEBRIS SHALL BE CONTAINED IN ACCORDANCE WITH THE VIRGINIA LITTER CONTROL ACT. NO LESS THAN ONE LITTER RECEPTACLE SHALL BE PROVIDED ON-SITE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC OR PRIVATE STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE STREETS ARE IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.

THE CONTRACTOR SHALL SUPPLY ALL UTILITY COMPANIES WITH COPIES OF APPROVED PLANS, ADVISING THEM THAT ALL GRADING AND INSTALLATION SHALL CONFORM TO APPROVED PLANS.

LOCATION OF UNDERGROUND UTILITIES IS BASED ON AVAILABLE RECORDS. CONTRACTOR SHALL FIELD-VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, AND NOTIFY ENGINEER IMMEDIATELY UPON DISCOVERY OF CONDITIONS THAT WILL AFFECT INSTALLATION OF PROPOSED IMPROVEMENTS.

CONTRACTORS SHALL NOTIFY UTILITIES OF PROPOSED CONSTRUCTION AT LEAST TWO, BUT NOT MORE THAN TEN WORKING DAYS IN ADVANCE. AREA PUBLIC UTILITIES MAY BE NOTIFIED THROUGH MISS UTILITY AT (800) 552-7001.

THE SUBJECT SITE LIES WITHIN ZONE "X" OF THE ONE-HUNDRED YEAR FLOOD PLAIN AS SHOWN ON ON FEMA FLOOD INSURANCE RATE MAPS (FIRM MAP NUMBER 51161C0144G, EFFECTIVE DATE 09/28/2007).

ALL WORK SHALL BE SUBJECT TO INSPECTION BY CITY OF ROANOKE INSPECTORS.

GRADE STAKES SHALL BE SET FOR ALL STORM DRAIN, AS APPLICABLE.

THE SITE WORK CONTRACTOR(S) SHALL COMPLY WITH LOCAL CODES IN OBSERVING EROSION CONTROL MEASURES, BOTH ON AND OFF THE SITE. REFER TO THE VIRGINIA UNIFORM CODING SYSTEM CONTAINED IN THE VIRGINIA SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION, FOR DETAILS AND SPECIFICATIONS OF EROSION CONTROL ITEMS SHOWN ON THESE PLANS.

ALL FINISH GRADE CONTOURS AND SPOT ELEVATIONS SHOWN HEREIN ARE TO THE UPPER ELEVATION OF THE SPECIFIC ELEMENT. THE CONTRACTOR SHALL ACCOUNT FOR THE THICKNESS OF THE FINISH SURFACE (TOPSOIL, PAVEMENT, ETC.) IN GRADING OF THE SITE.

STANDARD CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS

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.

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.
2. 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.
3. 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.
4. LOCATION OF UTILITIES – THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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 CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.
10. 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, FIPS 4502 FEET, US SURVEY FEET, DATUM NAD 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

SITE SUMMARY AND ZONING REQUIREMENTS

TAX PARCELS 7080102 AND 7090401

1047 MECCA STREET N.E. AND 0 MECCA STREET, N.E.

TOTAL AREA OF SITE = 13.42 ACRES = 584,575 SQ. FT.

CURRENTLY ZONED INPUD – INSTITUTIONAL PLANNED UNIT DEVELOPMENT

THE ZONING CLASSIFICATIONS OF THE SUBJECT PARCELS WERE AMENDED FROM R-5 RESIDENTIAL TO INPUD BY CITY OF ROANOKE ORDINANCE NUMBER 41408-031819 ADOPTED BY THE COUNCIL OF THE CITY OF ROANOKE AT A REGULAR MEETING HELD ON MONDAY MARCH 18, 2019.

SAID AMENDED ZONING WAS SUBJECT TO AN AMENDED APPLICATION NO. 2 DEVELOPMENT PLAN DEPICTING THE ULTIMATE DEVELOPMENT OF THE SITE, INCLUDING INFORMATION RELATIVE TO PROPOSED PARKING, SETBACKS, ETC.. THESE SITE CONSTRUCTION PLANS ARE IN SUBSTANTIAL CONFORMANCE TO THE REFERENCED DEVELOPMENT PLAN.

PLANNING NOTES

OUTDOOR STORAGE:
THERE IS NO NEW OUTDOOR STORAGE PROPOSED. IN THE EVENT OUTDOOR STORAGE IS PROPOSED, ADDITIONAL INFORMATION AND REVIEW WILL BE REQUIRED.

ALL NEW UTILITIES TO THE PROPOSED BUILDING SHALL BE UNDERGROUND. 2/3

PROPOSED USE: GROUP CARE FACILITY – NURSING HOME

A PROPERTY CONSOLIDATION PLAT HAS BEEN PREPARED AND SUBMITTED TO THE CITY OF ROANOKE FOR REVIEW AND APPROVAL (REF: SU19-0023) TO COMBINE THE TWO SUBJECT PARCELS INTO A SINGLE TRACT. AS SUCH, PROPERTY BOUNDARY INFORMATION CONTAINED IN THESE PLANS REFLECT THE COMPLETED PROPERTY CONSOLIDATION.

TRAFFIC CONTROL

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE TRAFFIC CONTROL THROUGHOUT THE CONSTRUCTION PERIOD. IT IS ANTICIPATED THAT ONE LANE OF MECCA STREET WILL BE REQUIRED TO BE KEPT IN CONTINUOUS OPERATION. IT WILL BE CRITICAL TO ENSURE THE ADJACENT CITY FIRE STATION MAINTAINS CONTINUOUS ACCESS TO MECCA STREET AND ORANGE AVENUE, OR CONTINGENCY PLANS COORDINATED IN ADVANCE BETWEEN CONTRACTOR AND CITY FIRE STATION CHIEF.

SHEET INDEX

SHEET #	TITLE
C0.1	CIVIL COVER SHEET
C1.1	EXISTING CONDITIONS & SITE DEMOLITION PLAN
C2.1	DIMENSIONAL LAYOUT PLAN
C3.1	SOIL EROSION & SEDIMENTATION CONTROL PLAN
C4.1	GRADING AND STORM DRAINAGE PLAN
C5.1	TRAFFIC MANAGEMENT PLAN
C6.1	SITE UTILITIES PLAN
C7.1	PROFILES – NEW STORM DRAIN
C7.2	PROFILES – NEW SANITARY SEWER
C8.1	DETAILS – SITE CONSTRUCTION
C8.2	EROSION CONTROL NARRATIVE, MEASURES & CONSTRUCTION SEQUENCING
C8.3	DETAILS – SOIL EROSION & SEDIMENTATION CONTROL
C8.4	DETAILS – WATER AND SANITARY SEWER
C8.5	DETAILS – WATER AND SANITARY SEWER

THE FOLLOWING PLAN SHEETS WERE PREPARED BY CONSULTANTS UNDER CONTRACT WITH EITHER THE OWNER OR THE ARCHITECT, AND NOT UNDER THE DIRECT CONTROL OF CALDWELL WHITE ASSOCIATES. THESE SHEETS ARE INCLUDED IN THE SITE SUBMITTAL AS REQUIRED BY CONDITIONS OF THE PROPERTY REZONING OR AS REQUIRED BY THE CITY OF ROANOKE ZONING ORDINANCE.

L1.1	LANDSCAPE PLAN
E0.1	ELECTRICAL SITE PLAN
E0.2	SITE LIGHTING PHOTOMETRIC – PARKING LOT
E0.3	SITE LIGHTING PHOTOMETRIC – PROPERTY LINE / PHASE 1 BOUNDARY
E0.4	SITE LIGHTING PHOTOMETRIC – DETAILS AND SCHEDULES
T0.1	TRAFFIC SIGNAL MODIFICATION PLAN

SDR 35 — Diamond
Structures — Eastern Vault
Frame Covers — U.S Foundry
Valve — American Flow Control
Ductile Pipe — U.S. Pipe

ANY VARIATION FROM APPROVED PLANS MUST BE APPROVED BY THE CITY OF ROANOKE

ABBREVIATIONS

AHFH	ARROW HEAD TOP OF FIRE HYDRANT	MIN	MINIMUM
APPROX	APPROXIMATE	MON	MONUMENT
ASPH	ASPHALT	NBL	NORTH BOUND LANE
BC	BOTTOM OF CURB (AT FINISH GRADE)	PCC	PORTLAND CEMENT CONCRETE
BIT	BITUMINOUS	PROP	PROPOSED
BLDG	BUILDING	PUE	PUBLIC UTILITY EASEMENT
BLK	BLOCK	PVMT	PAVEMENT
BM	BENCHMARK	R	RADIUS
BW	BOTTOM OF WALL (AT FINISH GRADE)	RT	RIGHT
CB	CINDER BLOCK	R/W	RIGHT OF WAY
C&G	CURB & GUTTER	REQD	REQUIRED
CL	CENTERLINE	RR	RAILROAD
CMP	CORRUGATED METAL PIPE	RYS	REAR YARD SETBACK
CONC	CONCRETE	SAN	SANITARY
COR	CORNER	SBL	SOUTH BOUND LANE
DBL	DOUBLE	SD	STORM DRAIN
DEFL	DEFLECTION	SECT	SECTION
DI	DROP INLET	SE	SLOPE EASEMENT
DIA	DIAMETER	SM	STEAM
DE	DRAINAGE EASEMENT	SS	SANITARY SEWER
EBL	EAST BOUND LINE	SSE	SANITARY SEWER EASEMENT
ELEC	ELECTRIC	STA	STATION
ELEV	ELEVATION	STD	STANDARD
ENTR	ENTRANCE	STO	STORAGE
EP	EDGE OF PAVEMENT	SWM	STORMWATER MANAGEMENT
EW	ENDWALL	SYS	SIDE YARD SETBACK
EXIST	EXISTING	TBM	TEMPORARY BENCHMARK
FDN	FOUNDATION	TC	TOP OF CURB
FF	FINISHED FLOOR	TEL	TELEPHONE
FG	FINISH GRADE	TRANS	TRANSFORMER
FO	FIBER OPTIC LINE	TW	TOP OF WALL
GRD	GROUND	TYP	TYPICAL
HPT	HIGH POINT	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
INV	INVERT	VERT	VERTICAL
IP	IRON PIN	WBL	WEST BOUND LANE
LT	LEFT	WVWA	WESTERN VIRGINIA WATER AUTHORITY
MBL	MINIMUM BUILDING LINE	YD	YARD
MH	MANHOLE		

LEGEND

	EXISTING	NEW	
	100.5	100.5	SPOT ELEVATION
	100	100	CONTOURS
	8"SS	8"SS	SANITARY SEWER LINE
	4"W	4"W	WATERLINE
	8"SD	8"SD	STORM DRAIN
	2"G	2"G	GAS LINE
	E	E	OVERHEAD ELECTRIC LINE
	T	T	OVERHEAD TELEPHONE LINE
	CATV	CATV	OVERHEAD CABLE TELEVISION LINE
	UE UT	UE UT	UNDERGROUND TEL OR ELEC LINE
	SM SM	SM SM	STEAM SUPPLY OR RETURN LINES
	W	W	WATER OR GAS METER
			VALVE
	F.H.	F.H.	FIRE HYDRANT
			MANHOLE
	C.O.	C.O.	CLEANOUT
	D	D	DROP INLET (CURB OR GRATE)
			UTILITY POLE, GUY & ANCHOR
			DITCH OR SWALE
			CENTERLINE OR BASELINE
			PROPERTY LINE
			SURVEY TRAVERSE POINT
			YARD LIGHTING
	CB Y.L.	CB Y.L.	BENCHMARK
	MB	MB	FENCELINES
			MAILBOX
			TREE LINE
			HANDICAPPED SPACE
			HANDICAPPED SPACE
			DETAIL BUBBLE

DETAIL DESIGNATION
CIVIL SHEET ON WHICH DETAIL IS SHOWN

NAME OF DEVELOPMENT — COMPREHENSIVE DEVELOPMENT PLANS FOR **RICHFIELD LIVING AT THE ROANOKE CAMPUS**

LOCATION — **1047 MECCA STREET, NE, CITY OF ROANOKE, VA.**

OWNER — **RICHFIELD LIVING, 3615 WEST MAIN STREET, SALEM, VA 24153, ATTN: MS. CHERIE GRISSO, CFO, (540) 380-6597**

CONTRACTOR — **MB CONTRACTORS, PO BOX 533, ROANOKE, VA 24003**

DISTURBED AREA — **244,629 SQ. FT. = 5.62 ACRES**

TAX PARCEL — **7080102 & 7090401**

CITY OF ROANOKE, VA APPROVAL BLOCK (CITY REF: CP19-0021)

Contractor: South West Exc.
Inspector: Bruce Peters
As Builts 1-28-2021

POPE ARCHITECTS
POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN
55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

RICHFIELD LIVING
AT THE ROANOKE CAMPUS
Roanoke, Virginia

RICHFIELD

CWA
CALDWELL WHITE ASSOCIATES
ENGINEERING / PLANNING
4205 MELROSE AVENUE
P.O. BOX 6400
ROANOKE, VIRGINIA 24017-0880
(540) 366-8400
FAX: (540) 366-9708

Scale: As Shown
W.O. 19-0034
Designed: C.L. White
Drawn: C.L. White

Key Plan

CIVIL COVER SHEET

Issues and Revisions:

04 / 19 / 2019	DESIGN DEVELOPMENT ISSUE
06 / 06 / 2019	PERMIT SET
1 07 / 17 / 2019	PER 1ST CITY SITE REVIEW
1 07 / 31 / 2019	ADDENDUM 4 / 100% CD SET (site revisions same as Delta S1 dated 07 / 17 / 2019)
2 08 / 13 / 2019	PER 2ND CITY SITE REVIEW
3 08 / 23 / 2019	PER 3RD CITY SITE REVIEW

COMMONWEALTH OF VIRGINIA
CORBIN L. WHITE
License No. 23843
08-23-19
PROFESSIONAL ENGINEER

Commission No: 63132-18180
Drawn by:
Checked by:

SHEET
C0.1